



R-M  
1825



NOTICE  
NOTICE  
NOTICE

LIVE BANDS  
LIVE BANDS

# THE BARLEY SHEAF, LISKEARD



# THE BARLEY SHEAF CHURCH STREET LISKEARD CORNWALL PL14 3AQ

- FREEHOUSE LOCATED OFF CENTRAL LISKEARD
- GRADE II LISTED BUILDING WITH TRADITIONAL STYLE BAR AREAS
- REFURBISHED AND REDECORATED FUNCTION ROOM
- OWNERS' SIX-BEDROOM ACCOMMODATION
- DELIGHTFUL REAR ENCLOSED COURTYARD
- TOTALLY REFURBISHED AND RE-EQUIPPED THROUGHOUT

**FREEHOLD OIRO £275,000 + SAV**



## LOCATION

The Barley Sheaf is located just off Liskeard's town centre. Liskeard is known as the social and administrative centre for this area of Cornwall and serves as a commuter town for the City of Plymouth. Liskeard is located off the main A390 and A38, situated towards the east of Cornwall with a resident population of some 6,000 + persons. The town has a number of national and local retailers.

## DESCRIPTION

The Barley Sheaf comprises a Grade II Listed, end-of-terrace, three-storey granite and stone construction, originally built in the 19th Century under a multi-pitched slate roof, with later extensions to the rear and enclosed paved courtyard area, side passage and garage.

## SERVICES

Services connected to the premises include mains water, drainage, gas and electricity. (We would point out that no testing of any of the services has been carried out by the agent.)

## FIXTURES & FITTINGS

Normal fixtures and fittings associated with this type of property are included in the sale and detailed inventory of trade fixtures and fittings will be supplied prior to exchange of contracts.



# ACCOMMODATION (Areas are approximate)

## MAIN FRONT ENTRANCE

### MAIN BAR AREA (10.9 x 9m)

Traditional style bar area. Open beam ceiling. Slate and parquet floor. Three feature fireplaces. Small stage area.

### BAR SERVERY

Double return oak counter with two double bottle refrigerators, glass washer and cash register.

### SNUG BAR (3.55 x 3.65m)

Similarly furnished and decorated.

### COMMERCIAL KITCHEN (3 x 3.5m)

Commercial kitchen area with limited equipment which includes aluminium extraction hood, microwave, deep fat fryer, stainless steel sink and Altro flooring.

## REAR PASSAGEWAY

### FUNCTION ROOM (12.1 x 4.1m)

Recently refurbished and redecorated function area.

## STAIRWAY TO UPPER STORAGE AREA

## OFFICE/STORE

## STORE ROOM

Contains ice-making machine.

## OUTSIDE

## PART COVERED PASSAGEWAY

## GENTS WC

Four urinals, wc and wash hand basin.

## LADIES WC

Two wcs and wash hand basin.

## BEER CELLAR

## STORE

## REAR COURTYARD

Two-tier enclosed paved courtyard area with superb views across Liskeard town centre, equipped with smoking shelter.

To the front of the property lies a small private courtyard with a single car parking area, garage and store shed.



## **STAIRWAY TO FIRST FLOOR**

### **LANDING**

#### **SITTING ROOM** (5.5 x 6m)

Front aspect with log-burner. Carpeted.

#### **BEDROOM 1**

Front double.

#### **BATHROOM**

WC, wash hand basin and bath.

#### **KITCHEN** (4.6 x 2.6m)

Recently equipped with worktops etc.

## **STAIRWAY TO SECOND FLOOR**

### **SHOWER ROOM**

#### **BEDROOM 2** (3.7 x 2.9m)

Side double.

#### **BEDROOM 3** (3 x 3.8m)

Front aspect.

#### **BEDROOM 4** (3.1 x 2.8m)

Front aspect.

#### **BEDROOM 5** (4 x 2.9m)

Front aspect.

#### **BEDROOM 6 (2.6 x 2.25)**

Side single.

### **OUTSIDE**

To the front of the property is Church Street with access to the main road into Liskeard.

## **THE BUSINESS**

The Barley Sheaf has traded for many years, just off the centre of Liskeard, and lies close to the Church. The business trades as a fully licensed free-of-tie bar. The Barley Sheaf has been in our clients' ownership since its purchase from St Austell Brewery and has been extensively refurbished and re-equipped to provide a quality freehouse with potential for the provision of food and letting.

The business enjoys good loyal trade and benefits from visitors to the area during seasonal month when opened.

**NOTE:** The business is presently closed. Reason for sale is due to clients' personal reasons.



## ACCOUNTS

No accounting information is available.

## LICENCE

The property has the benefit of a Premises Licence issued from Cornwall Council numbered L121004199. (It is a requirement under the Licensing Act 2003 that the properties serving alcohol have a dedicated premises supervisor who must be the holder of a Personal Licence. Any prospective purchaser is advised to take appropriate specialist advice.)

**PLEASE NOTE THAT THE LICENCE IS PRESENTLY IN SUSPENSION.**

## EPC

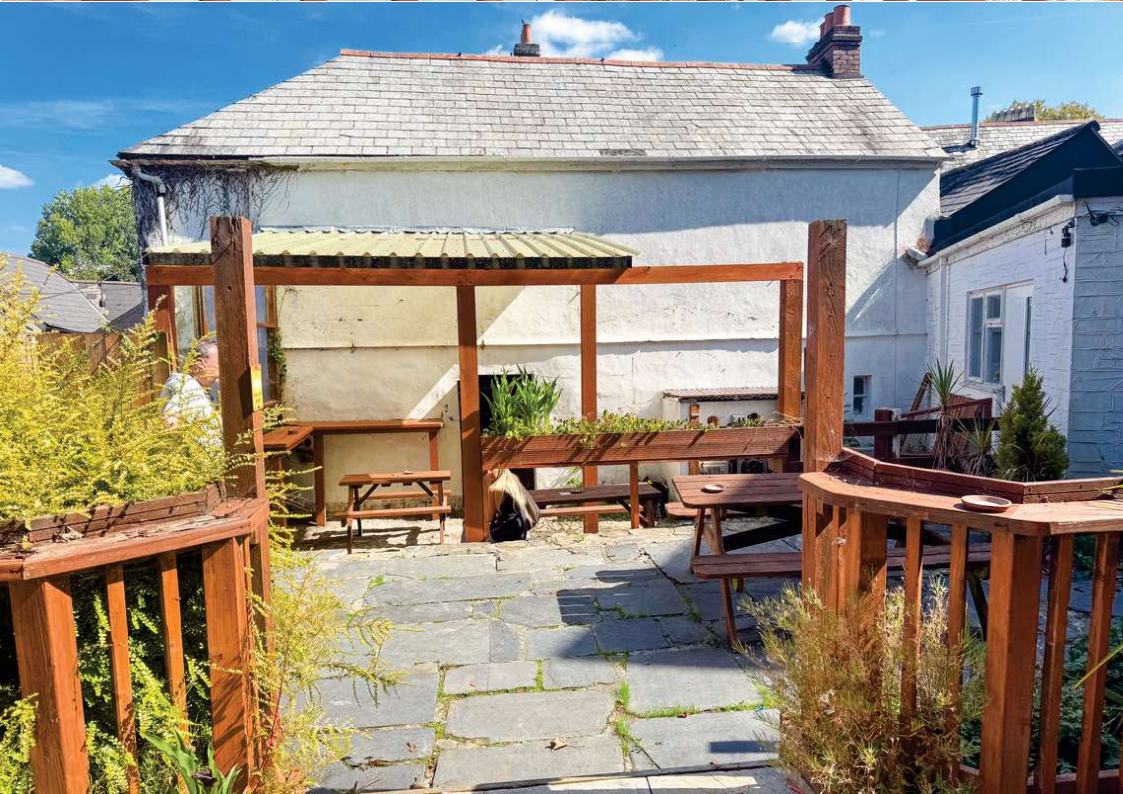
The property has an Energy Performance Rating of C under Certificate Number 0016-9190-7340-5404-9922.

## BUSINESS RATES

The property has a Rateable Value of £8,100 (VOA website 2026 List). Prospective purchasers should confirm actual rates payable with the local billing authority ([www.tax-service.gov.uk/business-rates-find](http://www.tax-service.gov.uk/business-rates-find)).

## PRICE

Offers invited in the region of £275,000 for the freehold interest to include goodwill, fixtures and fitting. Stock at valuation.





## VIEWING/FURTHER INFORMATION

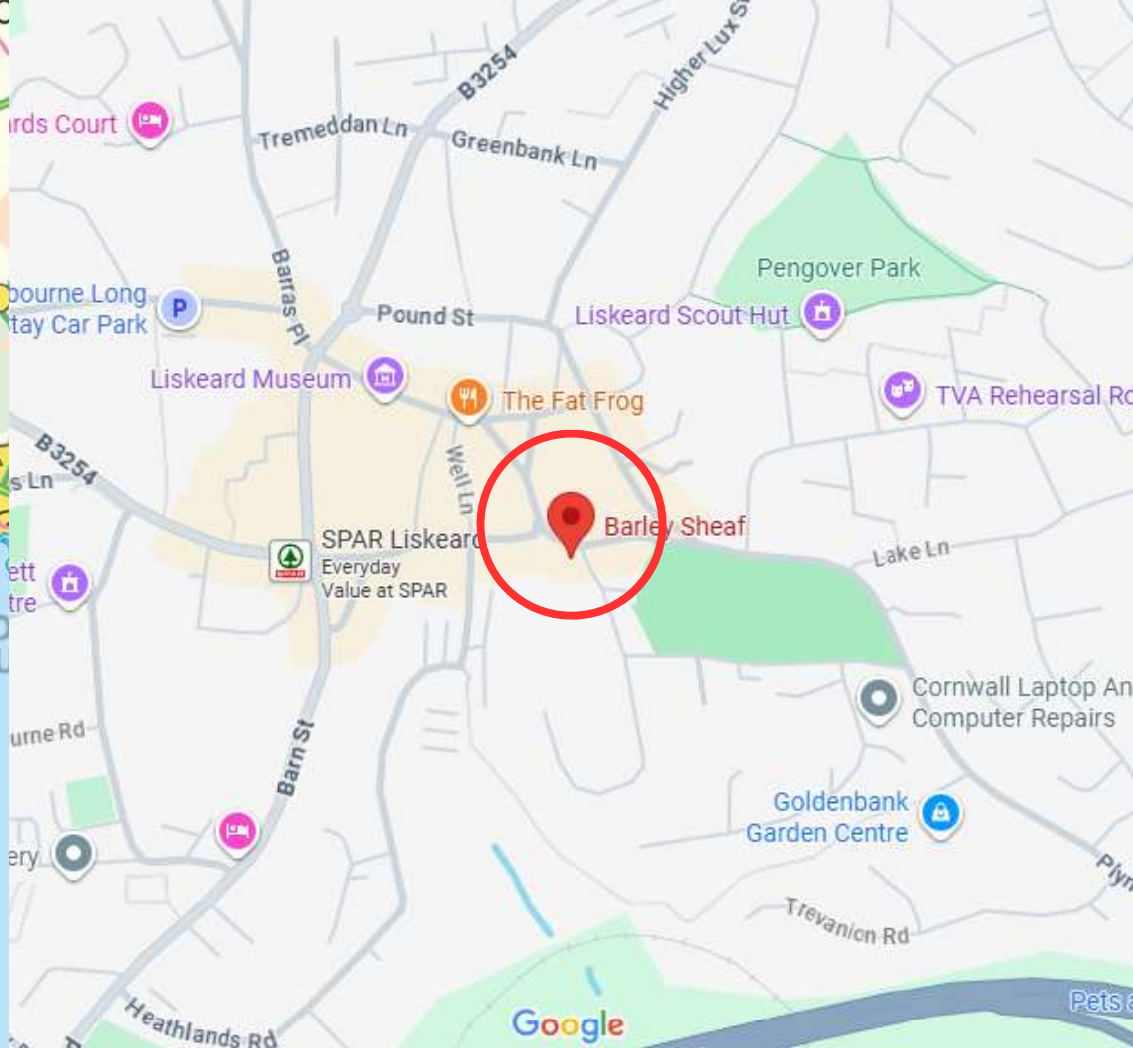
Viewing strictly by appointment with the sole selling agents.

SBC Property  
Daniell House  
Falmouth Road  
Truro Cornwall TR1 2HX

**FAO** : **Jeremy Beeching**  
**TEL** : **01872 277397**  
**EMAIL** : **Jeremyesbcproperty.com**







## CHARTERED SURVEYORS

## COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

DANIELL HOUSE  
FALMOUTH ROAD  
TRURO TR1 2HX

T: 01872 277397

E: [Jeremy@sbcproperty.com](mailto:Jeremy@sbcproperty.com)

*SBC Property is the trading name of Scott Burrige Commercial LLP for themselves and for the vendors of this property whose agents they are give notice that: (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Scott Burrige Commercial LLP, or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give Scott Burrige Commercial LLP nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property.*

*The sale of any going concern business is confidential therefore we would ask that you do not make any direct approaches to vendors, their staff or customers, and arrange all viewing appointments through our office. You are recommended to contact us before visiting the property even for an information viewing, we can then confirm whether or not it is still available. It is emphasised that in these Particulars of Sale items of furniture, fixtures, fittings and equipment are mentioned for descriptive purposes only and do not necessarily form part of the Trade Inventory as referred to above.*

