

The Mill House.



# WELCOME TO The Mill House Inn @ Trebarwith Strand

A Secluded Country Inn Close to the North Cornish Coast

With parts of the Mill house reported to date from the mid 18<sup>th</sup> century there is charm and quality aplenty for this popular Cornish venue. The current owners are looking to come out of the trade after owning, extending and improving the business over the past 14 years and great opportunity exists to build on their good works.

The property is detached and mainly two storey with a separate cottage used as part of the letting accommodation. There is a welcoming bar and dining room, resident reception and impressive function suite/additional restaurant completed in 2008. The inn sits within its own wooded valley of over 6 acres which could provide significant opportunity for further lettings by way of luxury lodges (subject to the usual consents).

The Inn has been included within Alastair Sawday's Special Places guide, the good pub guide and featured in the Sunday Telegraph in January 2018 as one of the top 25 most dog friendly pubs in the U.K.





## INVESTMENT HIGHLIGHTS

- ❖ Charming Cornish Inn within wooded valley close to the coast
- ❖ Original Mill House running as an Inn from the 1950's
- ❖ Public bar and restaurant with new function room extension 2008
- ❖ 8 en-suite letting rooms plus one bedroom cottage suite
- ❖ 6.4 acre grounds
- ❖ Considerable investment within current owners occupation
- ❖ Recently featured in the 'I' Newspaper as one of the best coastal pubs in England and Wales.
- ❖ Available as a transfer of a going concern with vacant possession. Share sale option considered
- ❖ Sales in excess £500k per annum

→ [Aerial View](#)

## ACCOMMODATION

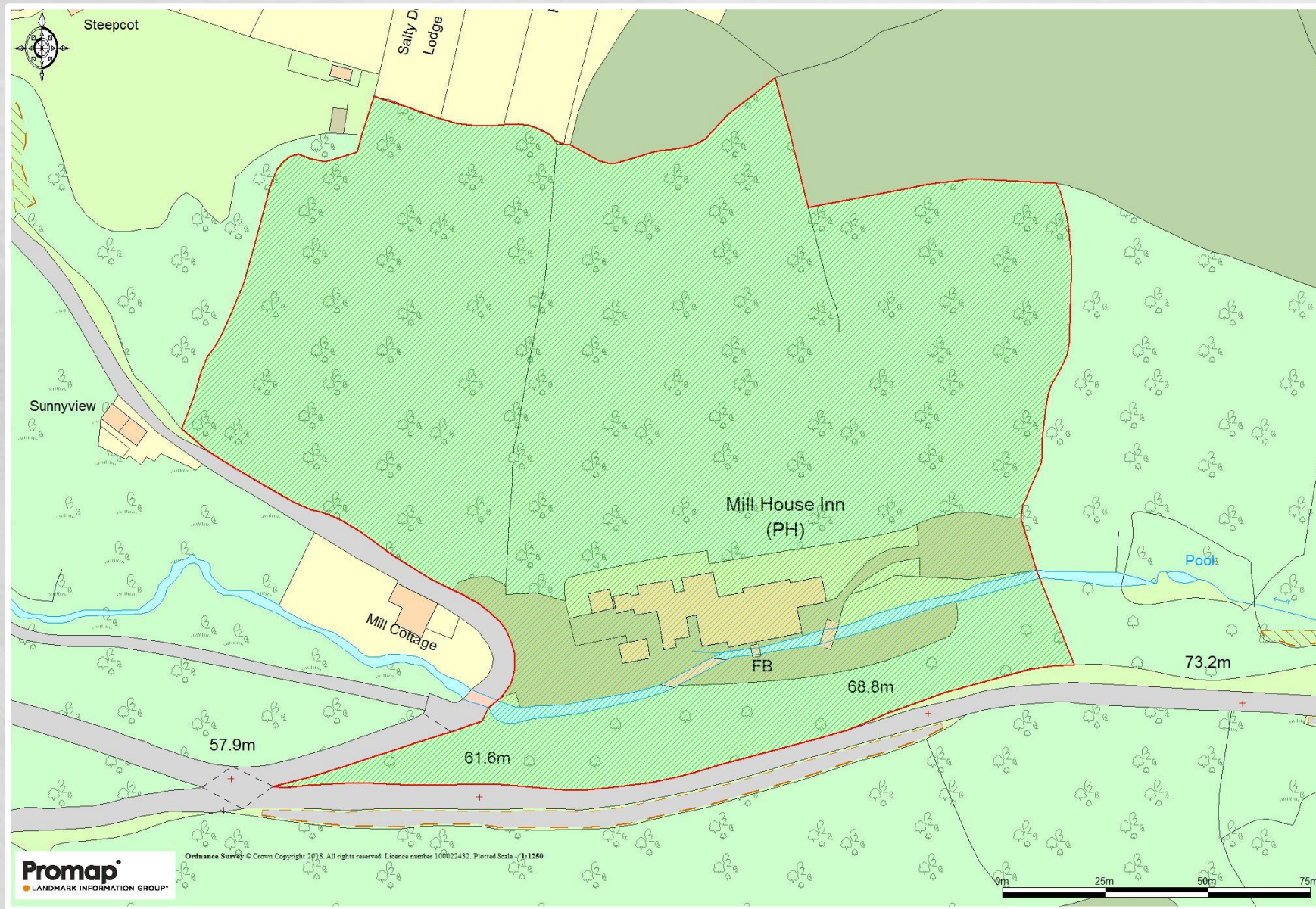
BEDROOMS	9
SUMMARY	1 bedroom cottage suite
	3 Superior Rooms
	4 Double/Twin rooms
	1 family room (2 bedrooms)
PARKING	60 spaces on site

## FOOD AND BEVERAGE COVERS

PUBLIC BAR	16
RESTAURANT	35
FUNCTION ROOM RESTAURANT	120
COVERED TERRACE	40



# MILL HOUSE INN SITE



6.4 acres



### MILL HOUSE INN – HISTORIC TRADING RESULTS

In GBP January to December	2017	2016	2015
<b>NET TURNOVER</b>	530,411	555,520	561,210
<b>GROSS PROFIT</b>	347,224 (65.5%)	365,892 (65.9%)	370,722 (66.1%)
<b>WAGES %</b>	34.3	33.1	32.4
<b>EBITDA</b>	81,829	90,289	107,655

## LOCATION & POINTS OF INTEREST

The Mill House Inn is situated within its own wooded valley just ½ a mile walk from the North Cornish coast at Trebarwith Strand and within easy reach of Port Isaac and Tintagel. The Atlantic Coast highway (A39) is a couple of miles away and this links to the A30 (via the A395) at Kennards House in turn with the M5 at Exeter.

PORT ISAAC	8 MILES
TINTAGEL	2 MILES
TRURO	36 MILES
PLYMOUTH	40 MILES
PADSTOW	20 MILES
EXETER	60 MILES
BRISTOL	150 MILES
LONDON	257 MILES
EXETER AIRPORT	68 MILES
NEWQUAY AIRPORT	24 MILES

In terms of rail communication, national rail services are available at Bodmin Parkway with a regular direct service to London Paddington.



#### TENURE

Freehold : Offers over £1.1M to include trade inventory.

#### FINANCIAL INFORMATION

Full documentation to undertake due diligence is available subject to a viewing of the business and an understanding of the ability of the interested party.

A non-disclosure agreement will need to be signed by any interested party

**EPC:** D

**LICENCES:** Wedding licence and premises licence held.

**FOOD HYGIENE RATING:** 5

**STAFF:** TUPE will apply.

**STOCK:** Stock in addition at point of sale.

#### PROCESS

JLL have been appointed to sell the freehold interest in the Mill House Inn as a transfer of a going concern. The owners may consider a sale by way of share transfer. No contact should be made with the operating company or any of their employees. Please contact JLL who are retained as sole and exclusive selling agents.

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**PROPERTY MISDESCRIPTION ACT 1991**

These details are believed to be accurate at the time of compilation but may be subject to subsequent amendment.