



King William IV

22 Church Road, Madron, Penzance, Cornwall, TR20 8SS

Freehold £325,000

- Village Freehouse close to coastal town
- Character thoroughly restored 17th Century property
- Split level bar and stylish kitchen
- 2 bedroom accommodation & garden annex
- Plans drawn to add 3 en suite letting rooms
- Selling due to ill health & retirement
- Scope to increase turnover & profit

Ref: 91569

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SP Sidney
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LOCATION

The King William IV stands in the heart of the village of Madron, elegantly positioned above and behind the coastal town of Penzance with views over Mounts Bay. Beyond the village is a wild and rocky out drop which is known as Madron Carn, and hidden in the woodland is an ancient holy well, believed to have healing powers. The village has a population of circa 1500 and has many local amenities such as active village hall, primary school, sports field and the village church. In addition and a short journey away is the National Trust Site of Trengwainton Garden, a luxuriant garden with exotic species from all around the World.

Madron is approximately 2 miles from the major coastal town of Penzance which has a population of 22,000. The town is a popular tourist destination with visitors exploring the Promenade, tropical gardens and historic streets, which have an array of shops, restaurant, cafes, bars and galleries. Penzance has great transport links, being situated along the A30 the main trunk road through Devon and Cornwall which is almost entirely dual carriageway. Penzance railway station is the southern most station on the UK mainland and is situated close to the harbour, it has direct connections to Truro, Plymouth, Exeter, St Davids, Taunton and London Paddington.

The premises occupy a detached two storey stone constructed property under a pitched tiled roof. It is briefly described as follows:-

TRADE AREAS

Entrance from the car park into the MAIN BAR which is split level having character features including dado panelling, beams, timber fireplace surround, and at lower level a granite fireplace with an open winter fire in front of which are settees. Furnishings include fitted carpeting and a variety of tables and chairs seating approximately 48. Panel fronted BAR SERVERY counter with well stocked back bar display. Inner passageway with access to the LADIES AND GENTLEMEN'S TOILETS. The KITCHEN has bright modern surroundings and has two STORE ROOMS and a PANTRY leading off. SMALL OFFICE and LAUNDRY ROOM.



OWNERS ACCOMMODATION

FIRST FLOOR

The owners accommodation is to a superior standard having character features particularly the box bay window in proprietors SITTING ROOM. Two DOUBLE BEDROOMS and a BATHROOM/WC with over bath shower.

LETTING ACCOMMODATION

THE GARDEN ANNEX

Located in the garden and purpose built to a high specification including a SITTING ROOM with KITCHEN. Luxury SHOWER ROOM and DOUBLE BEDROOM.

The garden annex would be ideal to use as self contained letting accommodation unit.

EXTERNAL

Forecourt CAR PARK and further car park space beside the access to the GARAGE.

The garage has doors to both the front and rear. REFRIGERATED BEER CELLAR. Enclosed INNER GARDEN which is landscaped has AstroTurf base and a feature Cornish palm. This would be an ideal trade garden seating approximately 20. Customers are able to use the local Church's parking which is situated approximately 200 yards away.





THE BUSINESS

The King Williams IV has been in the present owners hands since 2015, during this time the premises have undergone a sympathetic restoration programme retaining many fine character features and complimenting these with modern day comforts.

Our clients are looking to enjoy a well earned retirement and because of this the present owners operate the business on a casual basis, offering wet sales only. However, there is vast amounts of scope for a new and enthusiastic owner with the introduction of a food menu, which we understand has been very much in demand in the area. There is also potential to utilise the stylish garden annex for letting purposes bringing a more passive revenue to the business. Further letting rooms could be added by obtaining planning to convert the large roof void into three double en suite letting bedrooms. The plans for this conversion have been drawn up, but not submitted.

TENURE & PRICE

FREEHOLD £325,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment.

LICENCE

A full Premises Licence is held.

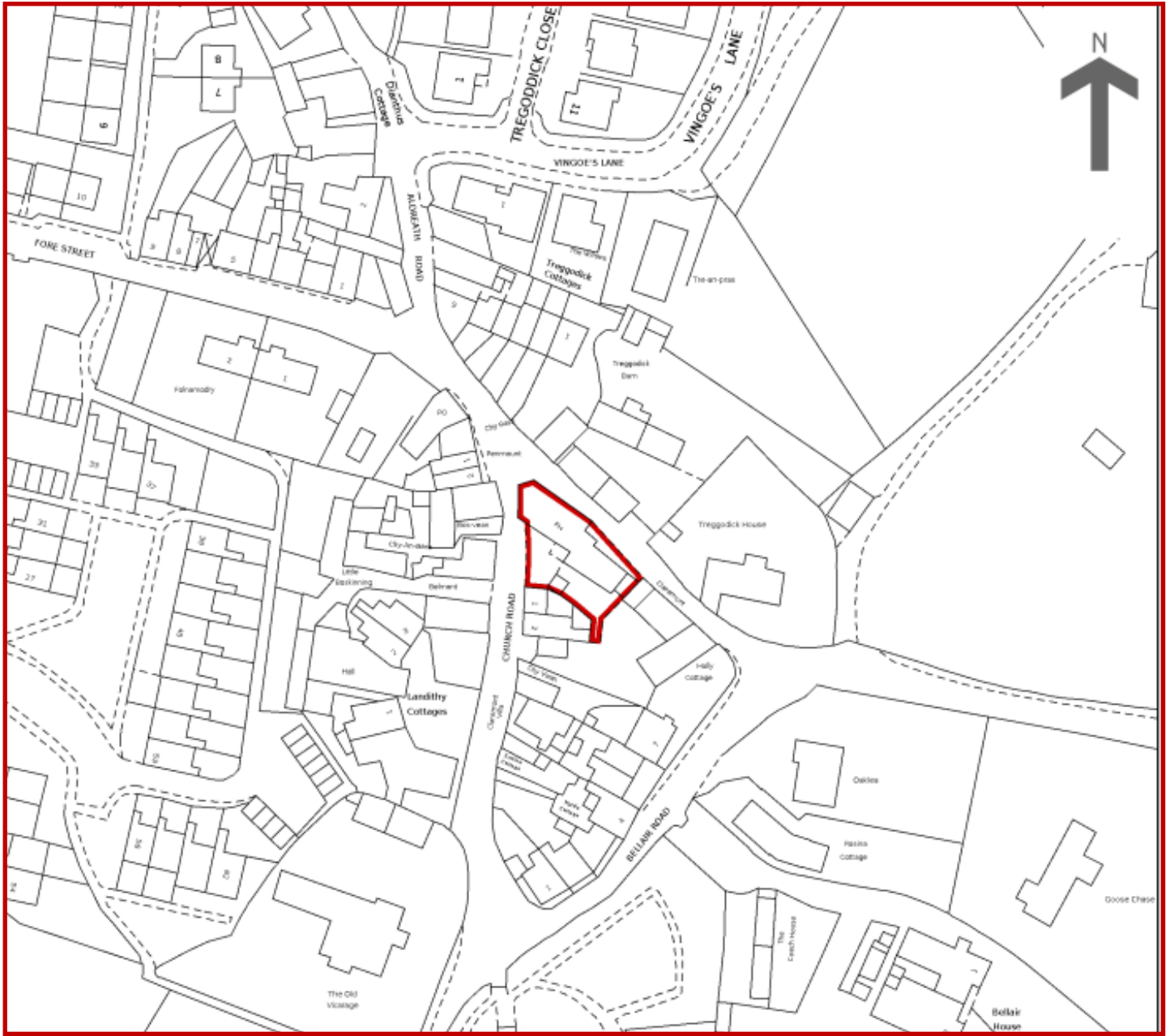
SERVICES

All mains services are connected. Gas fired central heating.

Local Authority: Cornwall Council, Unit 17, Threemilestone Industrial Estate, Truro, TR4 9LD

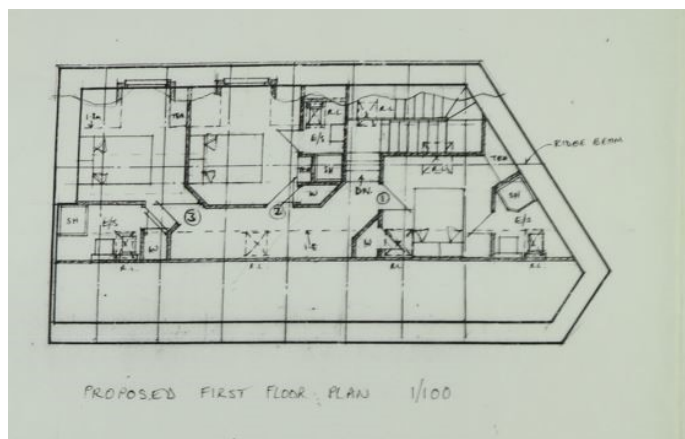
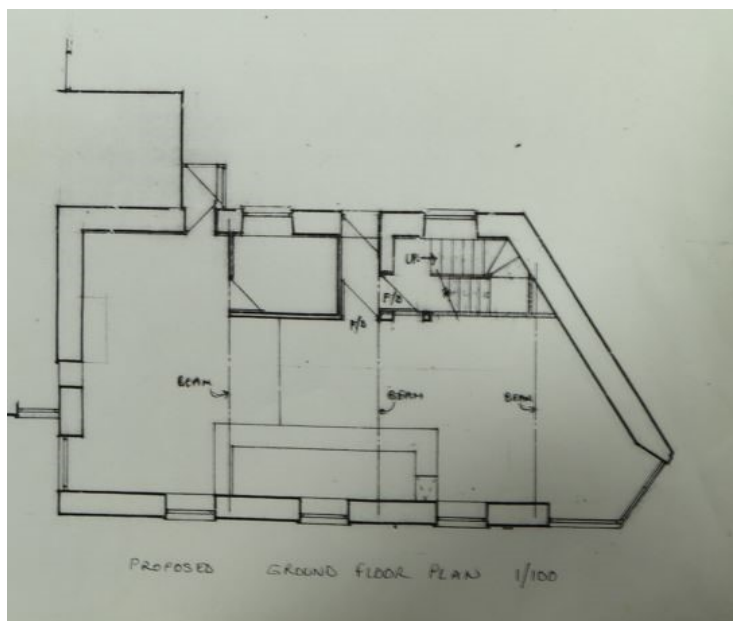
Telephone number: 0300 1234 151

Rateable Value: £2,600(no business rates are payable)

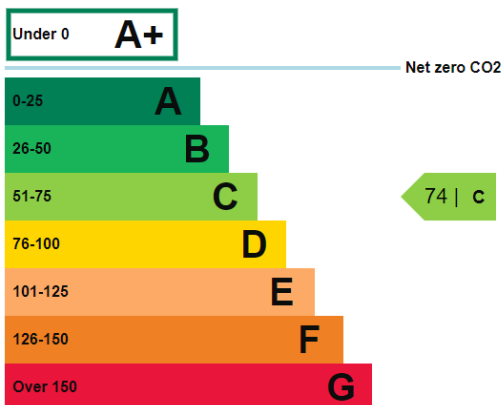


PLANS

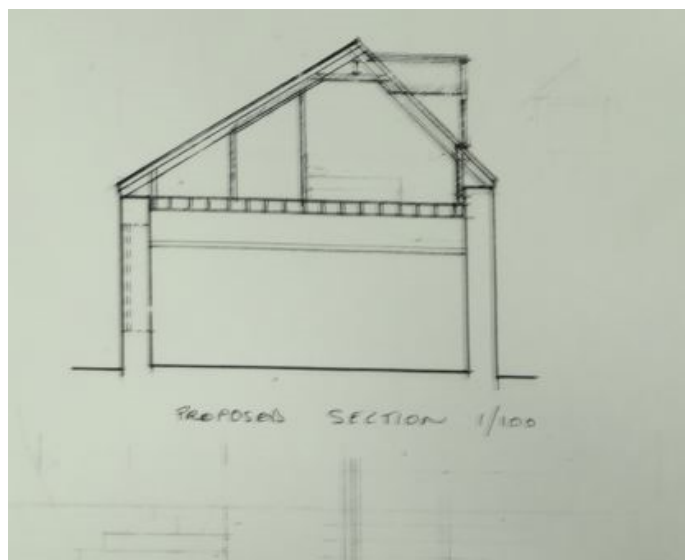
Our client has had plans drawn up for the conversion of the attic space into three ensuite letting bedrooms. This would also suit conversion to a restaurant subject to the necessary planning permissions.



This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).



EPC Reference: 9683-3034-0127-0700-6025

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