



Extremely well presented and renowned, Free of Tie character detached destination country inn set in over an acre and located on the edge of a sought-after Cornish village. Offering a well-regarded and stunning business opportunity with Character Main Bar (40+), 2 Snug Bars (20), Private Dining Room (10), Main Restaurant (50), fully equipped Commercial Catering Kitchen with extensive Ancillary Facilities, Camping Field with 8 Electric Hook-ups, Showers and Toilets, Beer Gardens with BBQ Hut to the front seating 110, Patio Garden to the rear seating 30+, Car Parking for 40+ vehicles. 2 Bedroom Owner's Apartment with Large Open Plan Sitting & Dining Room, newly fitted Kitchen and Bathroom, separate former Letting Accommodation, currently 4 Rooms and 2 Bathrooms with Planning Consent for 7 Ensuite Letting Rooms. Exceptional opportunity to acquire one of Cornwall's foremost licensed premises boasting impressive levels of turnover and profits and still offering potential for continued growth.

**THE RISING SUN INN
ALTARNUN, NR LAUNCESTON, CORNWALL, PL15 7SN
FREE OF TIE LEASEHOLD: £50,000 REF:4808**

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THE PROPERTY

The Rising Sun Inn is a substantial character detached country freehouse, set in over an acre of ground. With origins reputedly dating back to the 16th Century, this substantial and deceptively spacious inn is presented to an extremely high standard having been the subject of a comprehensive programme of refurbishment and improvement, over the last 15 years. The inn is renowned for its ambiance, retaining much of the original charm and character within a spacious trading environment. This quality high turnover destination country inn and restaurant is a renowned and highly regarded freehouse and briefly comprises:- Character Main Bar (40+), Snug Bar/Darts Room (10), Back Snug Bar (10), Private Dining/Family Room (10), Pool Room, attractive Main Restaurant (50), exceptionally well equipped Commercial Catering Kitchen with extensive Ancillary and Backup Facilities, 4 former Letting Rooms and 2 Bathrooms, not currently used and in need of refurbishment but with planning permission for 7 Ensuite Letting Rooms. 2 Bedroom Owner's Accommodation with Large Open Plan Sitting and Dining Room, newly fitted Kitchen with appliances and Family Bathroom. The grounds extend to over an acre and incorporate a Camping Field with 8 Electric Hook-ups, Showers and Toilets, Car Parking for 40+ Vehicles, Beer Gardens to the front with BBQ hut and seating 110 customers, rear Patio Terrace seating 30+ customers, useful Outbuildings and Storerooms. The Rising Sun Inn is a highly regarded and extremely well presented freehouse and is undoubtedly a very special place in which to live and work and a viewing is strongly recommended in order to fully appreciate all that this impressive and most profitable multi-faceted business has to offer and the further potential that it provides.



SITUATION

The Rising Sun Inn occupies a prominent and visible trading position on the outskirts of the popular and picturesque Cornish village of Altarnun, on the North East edge of Bodmin Moor in North Cornwall. Altarnun has long been regarded as one of the most picturesque

villages on Bodmin Moor, as well as being judged as one of the best kept villages in Cornwall. The A30 dual carriage way is extremely convenient and easily accessible and gives access to the whole of Cornwall and the motorway network at Exeter. Bodmin Moor is close at hand and provides excellent equestrian facilities and other outdoor pursuits. The North Cornish coast is easily accessible with the former fishing harbour of Boscastle and beaches at Crackington Haven around 8 miles providing an abundance of water sports activities and dramatic coastal walks. The Rising Sun Inn is ideally situated for anyone wishing to discover and tour Cornwall's renowned and unspoilt coast and countryside with many popular tourist spots close by.



INTERNAL DETAILS

Main Customer Entrance to the front with feature Cornish slate porch and ancient oak door, leading into **Main Bar Area** an attractive character filled L' shaped room with part flagstone slate flooring and part solid oak flooring, heavily beamed ceilings, feature stone fireplace with inset wood burning stove, further feature stone fireplace with open fire, wall lighting, extensive upholstered perimeter seating, freestanding wooden tables, chairs, low stools and bar stools comfortably seating 40 plus customers. Substantial oak and granite fronted double return **Bar Servery** fitted with a range of back bar fittings, extensive display shelving, computerized EPOS touch screen till system with printer link to kitchen, ice machine, glass washer, stainless steel sink unit, commercial cappuccino coffee machine, coffee grinder and 2 glass fronted bottle fridges. **Beer Cellar** temperature controlled on the lower ground floor with outside dray drop. **Rear Snug Room** again an attractive character room with solid oak flooring, exposed ceiling timbers, feature stone fireplace with inset woodburning stove and original bread oven, feature lighting and freestanding wooden tables chairs and upholstered settle seating for 10 customers. **Private Dining/Family Dining Room** with wooden flooring, feature wooden tables and chairs comfortably seating 10 customers, wall mounted large screen colour

television. **Office. Pool Room** with wooden flooring, pool table area and seating area. **Snug/Darts Room** with solid oak flooring, heavily beamed ceilings, feature fireplace with inset stove (disused), darts oche area, feature lighting and freestanding wooden tables and chairs comfortably seating 10 customers. **Main Restaurant** an attractive and character dining room with part wood flooring and part slate flooring, part exposed stone walls, patio entrance doors to the front, freestanding wooden tables chairs and upholstered settle seating comfortably for 50 customers. **Waitress Station Area** with work surfaces, undercounter fridge, EPOS touch screen Maitre'D system with printer link to the kitchen. **Ladies, Gents and Disabled WC's. Commercial Catering Kitchen** with non-slip flooring, part wipe clean clad and part stainless steel lined walls, and being fully equipped to an exceptionally high standard with a comprehensive range of commercial catering equipment to include:- extractor system with stainless steel canopy and gas interlock system, theatre style open servery to the restaurant with pass and heating lamps, commercial cooking suite with six and four burner ranges with hot plate and griddle, oven and deep fat fryer. Stainless steel racked shelving, stainless steel walled shelving, twin deep bowl stainless steel sink unit, deep bowl stainless steel sink unit with tray slide, commercial dishwasher, stainless steel handbasin, Lotus combi steam oven, warming cabinet, eight draw commercial fridge unit with saladette over, eye level grill, two commercial microwave ovens, upright freezer, stainless steel work benches with shelving below, commercial two door fridge, **Dry Goods Store** and door to rear. **Prep Room/Refrigeration Room** with non-slip flooring, fully wipe clean clad walls, stainless steel work benches with shelving below, chest freezer, three door commercial fridge, mini oven, microwave oven, stainless steel wall shelving, stainless steel racked shelving, commercial upright freezer, washing machine and tumble dryer. **Walk in Fridge. Staff Changing Room.**



FORMER LETTING ACCOMMODATION

Situated on the first floor with an independent staircase are **4 Double Former Letting Bedrooms** with a **Bathroom, Shower Room** and a **Separate WC**. These letting rooms are not utilised by the current owner and are in need of complete refurbishment. Planning consent has been granted to redevelop these letting rooms and expand the space to create 7 ensuite letting rooms, as well as a separate detached building housing 2 self-catering letting units and a new shower block/storage facility. Full details can be made available upon request or by visiting Cornwall council's planning portal, application number PA18/06730.

OWNER'S ACCOMMODATION

The Rising Sun Inn benefits from a 2 Bedroom Owner's Apartment on the first floor which briefly comprises:- **Sitting/Dining Room** a spacious open plan room with strip wood flooring, aspects to the front and rear, painted ceiling timbers and feature wood burner. **Kitchen** recently refitted with a range of modern base and wall mounted kitchen units and complementary work surfaces with built in electric hob, oven and fridge. **Bedroom 1** a good-sized double bedroom with aspect to the front. **Bedroom 2** a single bedroom with aspect to the front. **Bathroom** fitted with a modern white suite and a shower over the bath.



EXTERNAL DETAILS

The grounds are a real feature of this property and extend to over an acre in total. The majority of the grounds are to the front of the property and incorporate an extensive **Customer Car Parking Area** with space for 40+ vehicles, attractive raised **Beer Garden** with boules piste, recently installed **Outside Kitchen/BBQ Area** and extensive picnic bench and raised high level seating comfortably for 110 customers. Beyond this is a **Camping Field** with **8 Electric Hook Up Points** and additional tent/tourer space. To the side of the property are **Showers and Toilets** for campers and a chemical toilet disposal point. To the rear of the property is an attractive enclosed **Trade Garden Area**

with patio furniture with patio furniture for around 30 customers. **Storage Barn.** **Covered Lean to Store Area/Wood Store.** **Kitchen Garden Area** with raised vegetable and herb beds. **Hard Standing Area** providing owner's/staff parking.



THE BUSINESS

The Rising Sun Inn is a renowned and successful traditional character inn. Being well presented throughout, the business benefits from excellent levels of regular, year-round trade, which is boosted by visitors, tourists and campers to the area throughout the year. Set within a unique, impressive and character filled property, the business trades as a traditional country inn and restaurant, featuring locally produced ales and renowned for serving fresh and innovative meals in a warm and inviting traditional pub atmosphere. The business enjoys a healthy mix of food and wet trade together with income from campers. The pub benefits from its own website www.therisingsuninn.co.uk which provides further background information. The business has received numerous noteworthy awards and accolades during the current ownership including the TripAdvisor Award for Excellence, 5 Star Food Hygiene Rating, and is featured in CAMRA's Good Beer Guide, The Good Pub Guide and the Lonely Planet Guide. This is a particularly attractive business which has been extensively refitted and refurbished and which is still offers tremendous potential to develop many aspects of the trade and property. The sale of the Rising Sun Inn represents an excellent opportunity to purchase an attractive and well-regarded country inn and destination restaurant with camping and potential for letting bedrooms and is undoubtedly a very special place to live and work. A formal viewing is essential in order to appreciate all that this high-quality business and property has to offer.

TRADING INFORMATION

Accounts for the year ending 30th September 2020 show strong and impressive sales with a trade split of 55% food sales and 45% wet sales. Significant profits

were achieved, and full detailed trading information can be made available to interested parties following a formal viewing appointment.

POTENTIAL

The business undoubtedly offers further potential for incoming operators, with opportunities to create letting bedrooms, for which demand exists. There are also opportunities to increase the current trading hours and to build upon the impressive levels of trade and reputation which has already been established. There are opportunities for further marketing and advertising of the business and particularly for promotion of the camping facilities.

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SERVICES

Mains electricity and water. Private drainage. LPG is used in cooking and heating.

PRICE & TENURE

£50,000 for the valuable free of tie leasehold interest as a going concern business and full trade inventory. Stock at valuation. The business is available by way of a new 10 or 15 year free of tie lease on full repairing and insuring terms. The commencing rent is £45,000 per annum with rent reviews every 3 years. Full detailed terms to be agreed, please contact us for further information.

VIEWINGS

Strictly by appointment with the vendors Sole Selling Agents.Tel:(01392)201262.Email:info@stonesmith.co.uk You are recommended to contact us before visiting the property even for an informal viewing. We can then confirm whether or not it is still available.

Please note: The fittings, equipment and services listed have not been tested by the agents, although we are informed that all items are in working order.

