

Rifle Volunteer

Ref No: 3568

St. Ann's Chapel, Gunnislake, Cornwall, PL18 9HL



Substantial, traditional inn close to the border of Devon & Cornwall

Several character trading areas to accommodate over 200 covers

Extensive ancillary space & flexible owners/letting accommodation

Elevated outdoor terrace with far reaching views over the Tamar Valley

Turn-key opportunity - New free of tie lease to be negotiated

Guide Rent £35,000 per annum

Interested in this property?

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LOCATION

The Rifle Volunteer, St Ann's Chapel, is on the A390 between Tavistock and Callington. The Inn can be reached from North Devon via the A30 to Okehampton, taking the A386 to Tavistock and then the A390 sign posted Callington and Liskeard. Alternatively, the Inn can be reached on the A390 directly from Callington. The Rifle Volunteer Inn is ideally situated with a large catchment area which includes the major centres of Plymouth, Tavistock, Okehampton, Launceston, Liskeard, Callington, and Saltash. The area is popular all year round and benefits from proximity to many visitor attractions including The Tamar Valley Railway Line, Morwellham Quay, Cotehele House (National Trust), Calstock Viaduct, Buckland Abbey (National Trust), The Garden House, Dupath Well House and Kit Hill amongst others. St Mellion Golf Club is a short drive as is Dartmoor National Park, its South Western fringes being less than a 20 minutes' drive from the Inn. The Ancient Market Town of Tavistock is approximately 5 miles from The Rifle Volunteer.

DESCRIPTION

The Rifle Volunteer Inn is a deceptively large stone built detached property with white washed elevations under various pitch roofs. The premises have been significantly extended over the years particularly with the impressive Conservatory Restaurant and Terrace at ground floor level. The Inn is well presented throughout and offers a very welcoming atmosphere with character trading areas.

The premises comprises:-

MAIN ENTRANCE PORCH

Leading to:-

MAIN BAR

14 covers with plenty of character. Stripped wood varnished floors, selection of timber tables and upholstered chairs. Real fire with cast iron surround. Ceiling mounted electric fan.

PEWS CORNER

Snug dining area with reclaimed church panelling to one wall. Total of 12 covers. Double sliding doors for private dining if required. Exposed stone chimney breast and open fire (not working). Strip wood floors with rug.

BAR SERVERY

With timber topped and fronted bar, 2 bottle fridges and ice machine. Servery hatch to Chapel Bar.

CHAPEL BAR

Locals bar with separate entrance. Character room with an exposed stone fireplace housing a real fire with brass surround. Strip wood floors and bar servery to far corner which interconnects with the main bar servery as described above.

FUNCTION ROOM

For up to 150 situated at lower ground floor level with double doors from the Chapel Bar. Steps down with timber balustrades. A substantial rectangular room on 2 levels. Pine panelling to dado height.

CLOAKROOMS

GENTS - urinal, 2 WC's, 1 wash hand basin.

LADIES - 2 WC's, 2 wash hand basins, vanity unit, tiled floor and tiled wall around basin.

CONSERVATORY RESTAURANT

Arranged as 3 interconnecting areas with views over the Tamar Valley, 58 covers in total. Tiled area with number of tables, providing 8 covers and 2 soft seating areas. This leads through to a further dining area providing 16 covers with strip wood floors, upholstered chairs and tables. A light and airy room with large windows providing panoramic views. Side door to outside terrace.

Connecting to:-

GARDEN ROOM

Separated by a glazed partition. 34 covers in total. Similar style to the adjoining restaurant area with tables with tablecloths and timber chairs with wicker covered seats. Black and white chequered floor tiles.

EXTENDED RESTAURANT

Interconnecting with the above restaurant, providing a further 20 covers.

OUTSIDE

Metal framed continental style terrace providing plenty of space and providing elevated southerly views. Steps down to lawned area and gate through to 2 CAR PARKS.

LIVING ACCOMMODATION

Accessed both internally and externally. Formerly arranged as 4 en-suite letting rooms and managers flat. Now arranged as flexible family living space.

FIRST FLOOR

DOMESTIC KITCHEN

DOUBLE BEDROOM

FAMILY BATHROOM

STORE ROOM

DOUBLE BEDROOM WITH EN-SUITE

LIVING ROOM

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SECOND FLOOR

Large attic room with kitchenette and 2 shower rooms.

BACK OF HOUSE

Substantial kitchen and utility space arranged as follows:-

MAIN KITCHEN

Fully equipped, tiled walls, non-slip flooring and main extraction.

BOILER ROOM

Housing main gas fired boiler providing heating and hot water.

PREP & DESSERT KITCHEN

Steps to **LOWER PREP AREA** Door to outside.

Situated to the side of the second kitchen. Door to outside. Interconnecting stairs to the restaurant.

ROOM UNDER EXTENDED RESTAURANT

Potential for a studio flat, subject to planning.

OFFICE

Situated on first floor over utility room and second kitchen. This is a good size room with an exposed pitched roof.

CELLAR

Situated at lower ground floor level and arranged as storage area leading to **BEER CELLAR** with access to the car park for deliveries.

Further kitchen **STORAGE ROOM** and freezers and a chest freezer, shelves for dry storage.

GENERAL INFORMATION

RATEABLE VALUE

2017 £19,000. Please note this is not Rates Payable. For further information we advise you contact the local billing authority, Cornwall Council.

BUSINESS

A previously successful and thriving business in the heart of the community. The availability of the Rifle Volunteer provides a great opportunity for an entrepreneurial operator to 'kick start' the business and stamp their mark on this well-known Inn.

TENURE

We are advised that the premises will be offered on a new Free of Tie lease from the Wellington Pub Company for a term of 20 years with index-linked annual rent

reviews together with open market rent review every five years, full repairing and insuring covenants and at a rent to be agreed with the landlords. A deposit will be required equivalent to three months' rent plus VAT. Applicants will be required to provide detailed background information and a business plan to be approved by the Lessors. A personal licence is also necessary. References and a credit check will also be required.

SERVICES

We are advised that the property is connected to all mains services.

INVENTORY

The successful applicant will have the option to purchase all remaining fixtures and fittings at a price to be agreed.

STOCK

No stock.

EPC RATING C



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