



The Bell Inn

1 Tower Street, Launceston, Cornwall PL15 8BQ

Freehold £315,000

- Centre of historic market town
- Recently restored 15th century inn
- Noted for cask ales
- Two character bars
- Enclosed courtyard
- Three bedroom flat

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LOCATION

The Bell Inn is a Grade II listed public house, of 15th Century origins occupying a prime central position in the historic town of Launceston. The Bell Inn is believed to have been constructed as part of the accommodation for stonemasons who built the nearby Church of St Mary Magdalene the clock tower of which stands almost opposite. The Bell Inn has been restored by the present owners with the property featuring some fine character features including arched granite doorways and chamfered granite window frames.

Launceston is an ancient Cornish town with a rich history and a population of over 9,000. A centre piece of the town is Launceston Castle which dates to Norman times. The centre of Launceston includes a variety of national and local retailers all of which are a few minutes walk from the Bell Inn.

TRADE AREAS

Entrance with porch from Tower Street leading to the MAIN BAR which has an oak floor, two adjoining fireplaces one for wood storage and the other having a wood burning stove. Overhead timber beams, timber framed wall panelling and a fine mellow wood constructed bar servery counter with canopy over and back bar display feature. There is seating capacity for over 30 with settles, upholstered bar stools and dark wood tables. Upper-level LOUNGE BAR with fitted carpeting, dado panelling and a variety of furniture with seating for approximately 30.

Staircase to a lower level where there are tiled LADIES' AND GENTLEMEN'S TOILETS. Refrigerated BEER STORE and BOTTLE STORE.

OWNERS ACCOMMODATION

FIRST FLOOR

KITCHEN with stainless steel extractor hood. PREPARATION ROOM with stainless steel sink and fitted units. Proprietors OFFICE leading to large LOUNGE fitted with woodburner and access to COURTYARD.

SECOND FLOOR

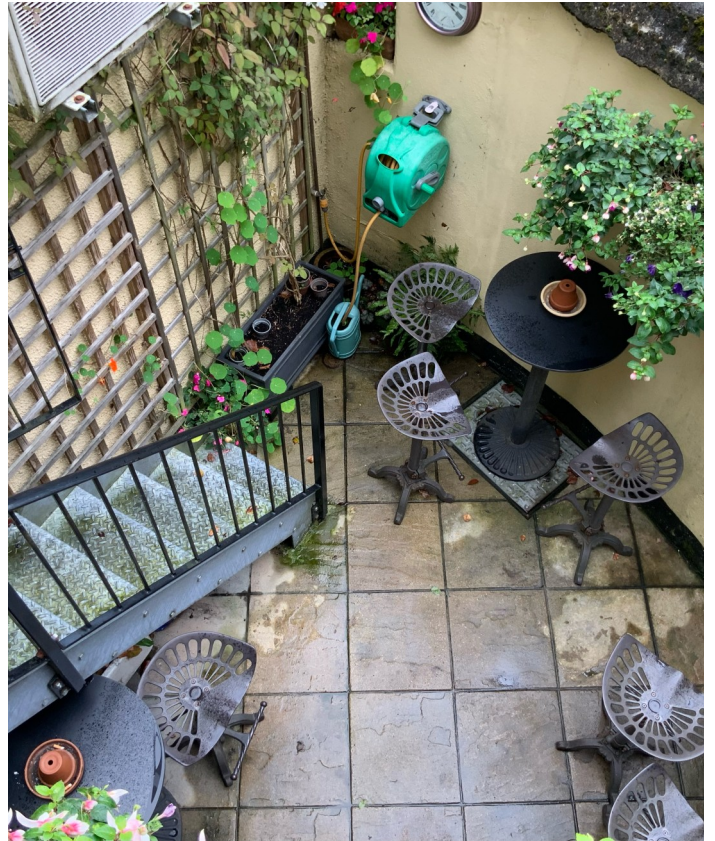
DOUBLE BEDROOM with EN SUITE SHOWER and WC and TWO FURTHER DOUBLE BEDROOMS. BATHROOM with over bath shower.

EXTERNAL

Enclosed COURTYARD with direct access from Tower Street. This is attractively displayed with a paved base, steel fire escape and furniture of poseur tables and ornamental tractor seat stools.

THE BUSINESS

In the present ownership since 2014, since when the premises has been sympathetically improved and upgraded and are now well known for its range of cask ales with up to six real ale pumps on offer and two traditional ciders. The business is featured in the CAMRA guide. This is a wet sales business with food restricted to pies and pasties. Prior to COVID the business had a turnover in the region of £155,000 per annum. This level of turnover has been re-established post COVID.



TENURE & PRICE

FREEHOLD £315,000 to include goodwill and fixtures & fittings. Stock at valuation in addition.

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

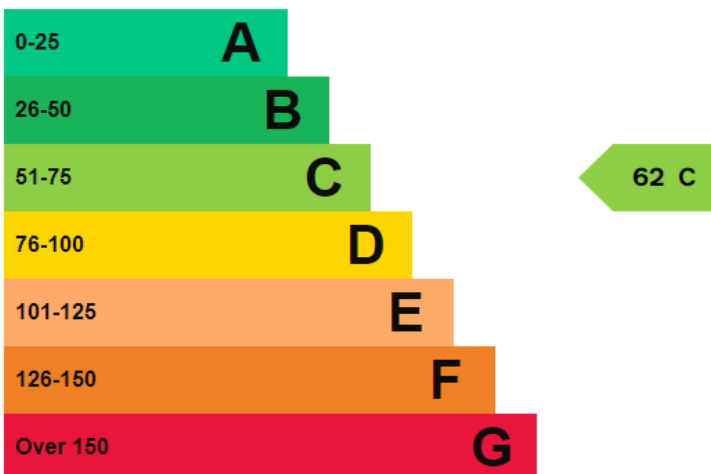
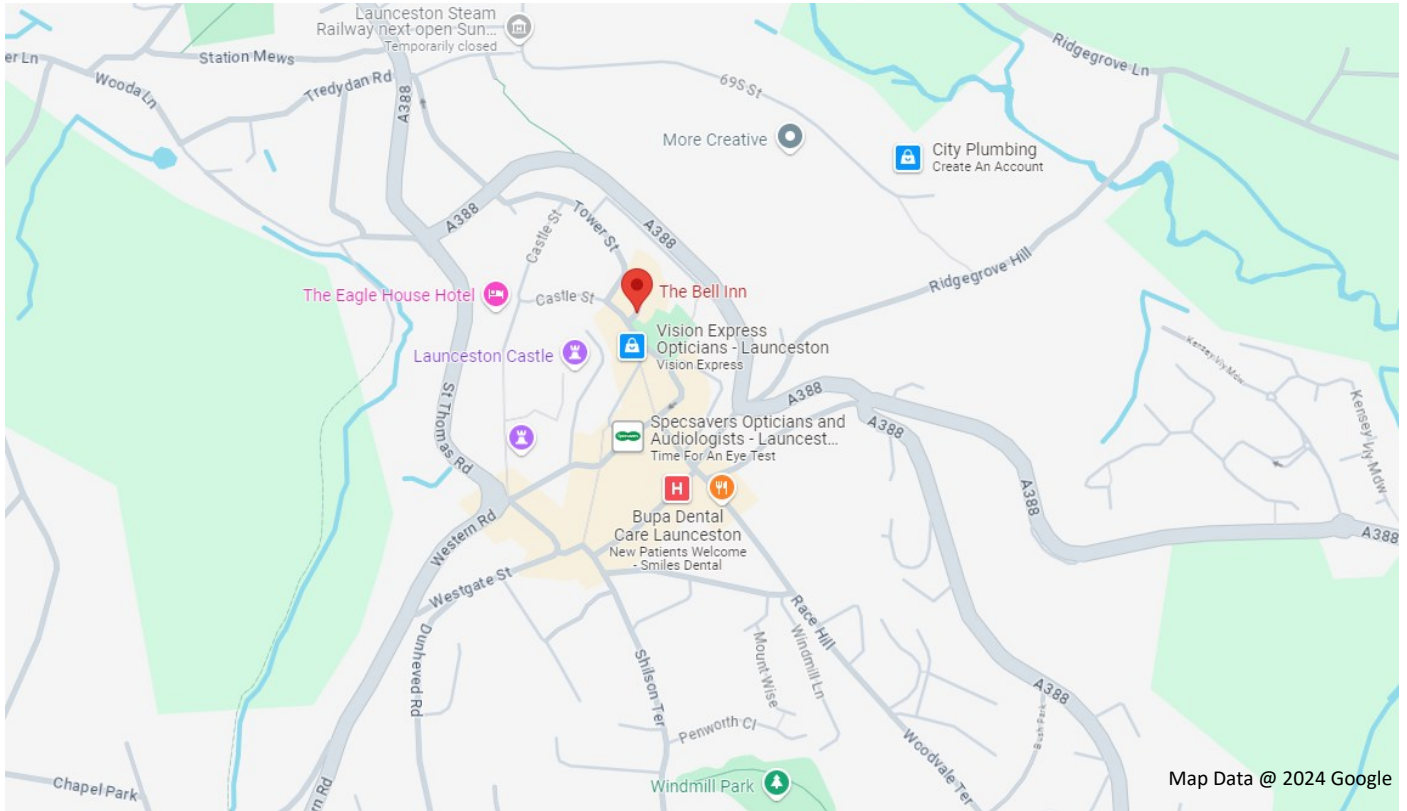
Viewing strictly by appointment only.

LICENCE

A full Premises Licence is held permitting the retail of alcohol:
11:00 - 00:00 - 7 days a week

SERVICES

All mains services are connected.
Local Authority: Cornwall Council, County Hall,
Treyew Road, Truro TR1 3AY



BUSINESS MORTGAGES

01834 849795

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EPC Reference: 9254-7760-9221-9414-5626

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 - These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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