

FOR SALE BY AUCTION

The Railway Tavern, Camborne, Cornwall



Guide Price:
£150,000

Tenure: Freehold

Turnover:
Advised T/O for
year ending 04/12
is circa £175,160

Trade Split:
100 wet – potential
for catering

Sales Agent: Guy
Simmonds 01332
865112.

A Freehold Village Inn is For Sale by Auction by Leading National Licensed Property Agent Guy Simmonds :- The Railway Tavern, Camborne, Cornwall.

This traditional and prominently positioned freehold village Inn is located in the centre of the Cornish town of Camborne, close to the North coast beaches and includes a detached barn for possible conversion (STPP).

The business includes an Open Plan Lounge/Public Bar (circa 80) benefitting from a central bar server, carpeted flooring, beamed ceilings, pool table and T.V screens, and a Catering Kitchen. There is a rear lawned Beer Garden (circa 20) along with a Courtyard Area for 10 customers and a Car Park for 5 cars. To the rear of the property is a detached barn offering potential for conversion into letting accommodation (STPP). To complete the property is the well-presented 3 bedroom living accommodation.

**AN EXCELLENT OPPORTUNITY TO ACQUIRE A CHARMING BUSINESS IN A
DESIRABLE LOCATION WITH HUGE POTENTIAL**

GUIDE PRICE £150,000 FREEHOLD TO INCLUDE F&F, GOODWILL, EXCLUDING S.A.V.

Auction Location – Railway Tavern, Trevu Road, Camborne, Cornwall, TR14 8SR.

Sales Agent – Guy Simmonds 01332 865112.