

L44278B

Ref: L145

## THE CROOKED SPANIARDS INN CARGREEN, SALTASH, CORNWALL, PL12 6PA

- \* *Impressive 16<sup>th</sup> Century waterfront Free House inn*
- \* *Stunning riverside setting with approx. 400ft frontage to River Tamar*
- \* *3 bar areas plus extensive restaurant/functions suite*
- \* *Superb 3/4 bedroom owner's apartment with glorious river views*
- \* *Riverside patio gardens, large car park and slipway*
- \* *Ceased trading due to vendor's other business interests*
- \* *Tremendous future trading potential and redevelopment opportunity*
- \* *Unique opportunity, viewing essential*



The Crooked Spaniards Inn enjoys a truly stunning location in what must be one of the most desirable waters' edge locations in Cornwall. It is situated directly on the banks of the River Tamar and enjoys breathtaking views over the estuary and surrounding countryside from the bars, functions suite, patios and private accommodation. The village of Cargreen is highly sought after and stands in a picturesque setting along the River Tamar with superb rural views. The busy and expanding town of Saltash is located within a 15 minute drive. The town has its own Waitrose and Food Warehouse, together with a bustling high street with a varied selection of shops, cafés, bars and restaurants.

The major South Devon city of Plymouth is only 30 minutes' drive away – a thriving commercial and industrial centre which houses one of the Royal Navy's principal bases and repair dockyard. It has excellent educational, recreational and entertainment facilities and easy access to the rest of the country via the A38 dual carriageway which links to the M5 motorway and by rail. Europe is also accessible by car/passenger ferry which is operated from the Brittany Ferries terminal at Millbay Docks.

The property is believed to originally date back to the 16<sup>th</sup> Century with construction ranging from traditional stone under pitched roofs to a more modern concrete block extension which was added to provide the large restaurant and function areas. The original bars have a wealth of "olde worlde" charm and character and, whilst the restaurant and functions area is in need of some refurbishment, it is felt that it offers tremendous potential for future development.

There are large trade terrace and garden areas, together with an extensive customer car park which has its own slipway and approximately 400ft frontage to the river. The accommodation to the upper floor is presented to a very high standard and takes full advantage of the stunning river and country views, and also has the benefit of its own private sun terrace with hot tub.

The Crooked Spaniards Inn is felt to be a somewhat unique opportunity to acquire a substantial Free House and functions venue in a beautiful riverside location which offers undoubted future development potential, as well as the lifestyle that a riverside location can offer. An early viewing appointment is essential.

## **THE ACCOMMODATION** (ALL DIMENSIONS APPROXIMATE)

### **GROUND FLOOR**

FRONT ENTRANCE LOBBY Providing access to bar areas.

THE LOUNGE BAR [12.4m x 4.5m] A most appealing bar area with natural stone walls, exposed beam ceilings, wall lighting, carpets and feature fireplace with log burner.

THE SNUG BAR [5.2m x 4.6m] A charming snug bar with original beamed ceiling, wall lights, part panelled walls and large feature open fireplace.

THE RIVERSIDE BAR [4.4m x 3.3m] A charming bar area with feature vaulted beamed ceiling, fitted carpets, wall lights and views over river.

CENTRAL BAR SERVERY With servery counter to all bars, various shelving, commercial floor covering and sink unit.

RECEPTION/ LOUNGE AREA [5.2m x 3.7m] With access from the side patio and car park, with strip wooden floor, access to all bars and the restaurant/functions facilities.

NOTE: All the bar areas are interconnecting.

DRAUGHT BEER CELLAR

THE RIVERSIDE FUNCTIONS SUITE AND RESTAURANT [21.5m x 9.3m] max. A stunning restaurant and functions area with large picture windows overlooking the river, being split level with part carpeted/part wood strip floor, potential covers for approx. 100 persons, carvery area, access to kitchen and toilet facilities, and four pairs of double doors providing access to riverside patios.

MAIN KITCHENS [9.1m x 4.1m] With tiled floor, extraction canopy, range of stainless steel worktops and two stainless steel commercial sinks.

LADIES AND GENTS' TOILETS

DISABLED CLOAKROOM

BOILER ROOM

WINE STORE

### **FIRST FLOOR**

Approached via self-contained access from the side patio.

PRIVATE ACCOMMODATION Comprising:

HALLWAY With fitted carpet, radiator and access to private flat roof patio area.

LOUNGE/DINING AREA [ 5.25m x 6.45m] A spacious room with fitted carpet, radiator and picture windows enjoying stunning riverside views with doors opening on to a covered balcony terrace area.

BATHROOM [ 2.48m x 2.2m] With panel bath and shower over, low level WC, vanity sink unit and fully tiled walls.

BEDROOM 1 [3.25m x 3.26m] A double-bedded room with fitted carpet, radiator, window to side aspect with views up the river estuary together with EN SUITE BATHROOM with panel bath, shower over, low level WC, wash hand basin and fully tiled walls.

KITCHEN [4.3m x 2.6m] With range of modern wall and base units, work surfaces, built-in electric oven and hob, integrated sink unit, spotlighting, radiator, wood strip floor and Velux roof window.

BATHROOM [3.2m x 2.4m] With fitted corner bath, corner sink unit, low level WC, radiator and part-tiled walls.

BEDROOM 2 [ 4.7m x 4.17m] A double-bedded room with fitted carpet, radiator and window to side aspect.

BEDROOM 3 [ 3.3m x 3.4m] A double-bedded room with carpet, radiator and window to side aspect.

BEDROOM 4 [ 4.7m x 3.4m] A double-bedded room with fitted carpet, radiator and window to side aspect.

PRIVATE ROOF PATIO Affording a good degree of privacy with spectacular views out across the estuary with hot tub.

**NOTE:** We understand that the first floor apartment has been let successfully in the past as an Airbnb and has generated an income of approx. £40,000. It is well presented and decorated to a particularly high standard and could be utilised by new owners for their own purposes, providing particularly comfortable owner's accommodation.

**OUTSIDE** To the side and rear of property there are large patio areas which take in the stunning river and estuary views. Below the patio area to the functions room are two fuel stores. Below the other patio areas

there is a large freezer room and bottle store. There is also a trade garden area which is adjacent to the functions suite and car park. A substantial customer car park is situated along the river frontage which can accommodate up to 70 vehicles, also including a private slipway. We understand that there is a public right of way across the foreshore.

**SERVICES** Mains water and electricity are connected to the property. The property has its own private drainage system and LPG is stored.

## **THE BUSINESS**

**THE CROOKED SPANIARDS INN** is located in a truly enviable waters' edge trading position on the banks of the River Tamar in this highly sought after South East Cornwall village. Historically, the unit has operated as a successful and highly popular 16<sup>th</sup> Century destination Free House with a balanced wet, food and functions trade.

The current owners currently operate another highly successful licensed venue in Cornwall. They took the decision to close the Crooked Spaniards and apply for planning for the residential development of the site. To date, planning permission has yet to be approved and our client has now decided to sell this pub and concentrate on their other business. However, it is felt that some future development of the site may well be achieved and a purchaser could certainly look to explore this in the future.

We understand that, historically, the pub has enjoyed excellent levels of turnover and profitability. Due to its somewhat unique and stunning riverside location, it is felt there is **TREMENDOUS POTENTIAL** for new and enthusiastic owners to re-establish a highly successful business in the future.

**TENURE** Freehold.

**BUSINESS RATES** For information on the rates applicable to these premises, please visit [www.voa.gov.uk](http://www.voa.gov.uk).

**PRICE : FREEHOLD : O.I.R.O : £1,200,000 SAV SOLE AGENTS**

*Unless otherwise stated all rental figures and asking prices quoted in the above details are exclusive of any Value Added Tax that might be applicable.*

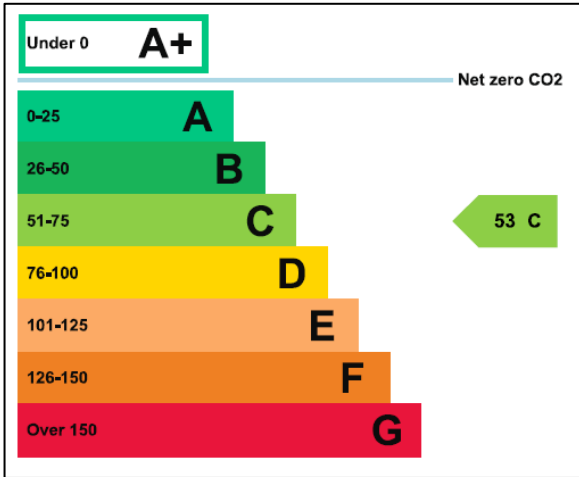
**VIEWING** Our clients require that **all viewings must be arranged by prior appointment through our offices**. Telephone now on **PLYMOUTH (01752) 20 60 20** (24hr answering service) when we will be pleased to make all your appointments for you, and bring you up-to-date with newly listed businesses.

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## **LOCATION MAP**



## ENERGY PERFORMANCE CERTIFICATE



## PHOTOGRAPHS



