

# CHAPEL AN GANSBLYDHEN

FORE STREET · BODMIN · PL31 2HR

**FREEHOLD**  
**PUBLIC HOUSE IN CORNISH**  
**TOWN FOR SALE**



**CBRE**

savills



# CHAPEL AN GANSBLYDHEN

FORE STREET · BODMIN · PL31 2HR

- **Freehold**
- **Town centre location**
- **Attractive character building**
- **Ground and first floor trading**
- **Limited competition**
- **External beer terrace**
- **Offers in the region of £450,000, plus VAT if applicable**

## LOCATION

Bodmin is an attractive historic town in Cornwall which is located 25 miles east of Plymouth and 54 miles south east of Exeter.

The Chapel an Gansblyden is located within the heart of the town centre of Bodmin on Fore Street. There are a number of national and local retailers represented nearby including WH Smith, Boots, Costa and Clarks.

## DESCRIPTION & ACCOMMODATION

The Chapel an Gansblyden is a former Wesleyan chapel that was originally built in 1840. The building was extensively restored and opened as a public house in 2008. The property is of stone construction under a mix of different roofs and provides accommodation on ground and first floor levels. To the front of the property is a beer terrace laid out to provide approximately 38 covers.





# CHAPEL AN GANSBLYDHEN

FORE STREET · BODMIN · PL31 2HR



Ground Floor - Trading accommodation with bar servery to one side. A variety of seating areas are provided at this level along with customer WC's, a managers office and a beer cellar.

Upper Floors - Additional trading area with central bar servery, a variety of seating areas over split levels, further customer WC's and a staff room with staff WC's.

APPROXIMATE FLOOR AREAS - GIA			
Floor	Description	Sq M	Sq Ft
Ground	Trading & Ancillary	408	4,391
First	Trading & Ancillary	327	3,524
Total		735	7,915

Purchasers are advised to check these areas which are indicative only and show best estimates under the current configuration.

## TENURE

Freehold.

## RATEABLE VALUE & EPC

2017 Rateable Value - £83,250

EPC - C-63

## PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol until midnight daily.

# CHAPEL AN GANSBLYDHEN

FORE STREET · BODMIN · PL31 2HR

## TRADING INFORMATION

Historic trading information may be available to interested parties upon written request.

## FIXTURES AND FITTINGS & STOCK

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

## VIEWINGS & TERMS

Interested parties are asked to undertake discreet customer visits in the first instance. No formal viewings will be permitted unless arranged through the joint selling agents CBRE and Savills. Under no circumstances should any direct approach be made to any of our clients staff.

Offers in the region of £450,000, plus VAT if applicable, are invited for the benefit of our clients freehold interest.

To see further available JD Wetherspoon Public Houses across England, Scotland and Wales please visit:

[www.jdwdisposals.co.uk](http://www.jdwdisposals.co.uk)

## PHOTOGRAPHY

Please note the photography within this brochure was taken in 2019 and may not reflect the current configuration of the property.



# CBRE

### Toby Hall

T: 020 7182 2259  
M: 07785 253055  
[toby.hall@cbre.com](mailto:toby.hall@cbre.com)

### James Brindley

T: 020 7182 2651  
M: 07827 356616  
[james.brindley@cbre.com](mailto:james.brindley@cbre.com)



### Paul Breen

T: 020 7877 4555  
M: 07767 873353  
[pbreen@savills.com](mailto:pbreen@savills.com)

### James Greenslade

T: 01392 455 719  
M: 07870 555 893  
[jgreenslade@savills.com](mailto:jgreenslade@savills.com)

### DISCLAIMER: July 2021

CBRE Limited and Savills on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that:

**1.** These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. **2.** Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. **3.** No person in the employment of CBRE Limited or Savills plc has any authority to make any representation or warranty whatsoever in relation to this property. **4.** Unless otherwise stated, all prices and rents are quoted exclusive of VAT.