

# 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.