



CORNISH CHOUGHS, CAMBORNE

CAMBORNE, TR14 7NW

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£10,500

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Cornish Choughs is a charming Grade II listed public house, dating back to the late 18th century. Constructed from traditional granite rubble and featuring distinctive sash windows and twin chimneys, the building exudes historic character and local heritage. Inside, the pub retains a wealth of period features, including a stone fireplace complete with a rare historic spit mechanism. The single-bar layout is cleverly zoned to create a variety of seating areas, with a raised section offering a more intimate space for dining or quiet conversation. The overall atmosphere is warm and welcoming, with a real fire hearth adding to the cosy and relaxed ambiance. Externally, the property benefits from a small rear car park suitable for a handful of vehicles. Conveniently located close to the A3047 and A30, and just a short distance from Camborne town centre, the pub is ideally positioned to attract a mix of custom. Regular daytime trade comes from nearby light industrial zones, the adjacent Premier Inn, passing motorists, and a loyal local following, including many retired residents. With its rich history, traditional appeal, and strong location, The Cornish Choughs presents a unique opportunity in a character-filled setting.

Pub Layout

TRADING STYLE

The premises currently operate a well-established and fully stocked bar, boasting a loyal and consistent local clientele. The venue benefits from strong midweek trade, supported in part by several successful pool teams that regularly draw in locals. While the bar side of the business is thriving, the food operation is currently limited to reduced trading hours. However, this presents a significant opportunity for growth. There is clear potential to expand the food offering, ideally with a traditional pub-style menu that includes popular staples such as Sunday roasts. The introduction of themed dining evenings and a clearly defined “rhythm of the week” could further enhance customer engagement and boost turnover.

With the right focus and investment in the kitchen operation, there is considerable scope to grow the business and maximise its appeal across both food and beverage segments.

ACCOMMODATION

Private Accommodation

The private accommodation has two large bedrooms, kitchen and a bathroom.

Letting Accommodation



Community
Local



Food
Preparation
Area



Open Fire



Cask Ale



Live Music



Kitchen



Sports Teams



Letting Rooms

FINANCIAL

Annual Rent: £23,500

Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater.

Working Capital: £3,000

Stock: £2,500

Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.

Business Rates: £Nil. Based on the April 2023 rating list, the Zero Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes.

Tie: All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.

For a breakdown on financial information, please refer to the 'Additional Info' tab.

BDM VISION

Admiral Taverns are seeking an experienced and passionate licensee with a proven track record of successfully managing a business with multiple income streams. The ideal candidate will have the commercial acumen to fully exploit the pub's diverse revenue opportunities—from bar and food to accommodation—while maintaining the charm and traditional values that define its character. The Cornish Choughs is a pub rich in heritage, appealing equally to loyal local customers alongside the influx of summer tourists. A skilled licensee will understand how to create a compelling offer for the community, market the letting rooms effectively, and deliver a well-executed, traditional menu that reflects the spirit of the venue. While experience is preferred, we are also open to those newer to the trade who can demonstrate strong transferrable skills, vision, and the drive to succeed. Above all, we are looking for someone with the ambition and capability to bring the full potential of the Cornish Choughs to life.



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