



THE KINGS ARMS TREGONY

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BREWERY

INTRODUCTION

A rare opportunity has arisen to take over a well-loved, traditional village pub located in the heart of the Roseland Peninsula - The Kings Arms, Tregony.

Set within one of Cornwall's most picturesque and unspoilt regions, this charming pub offers the perfect chance to lead a community focused, food-led business. With a strong year round local following and boosted trade during the busy tourist season, The Kings Arms is ideally placed for an ambitious operator ready to embrace the unique rhythms of Cornish village life.

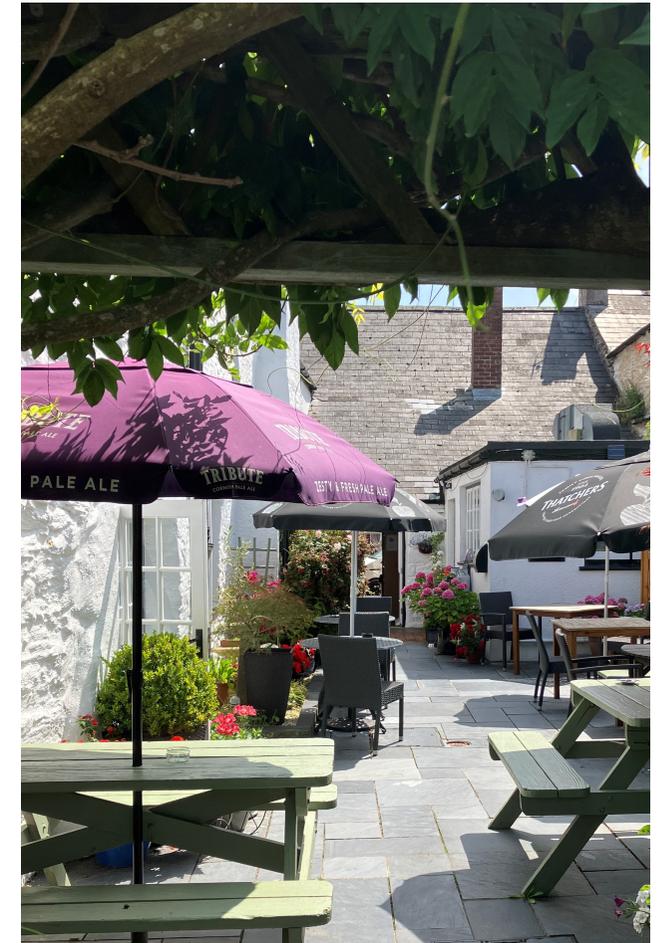
Located in Tregony, Truro (TR2 5RW), the pub sits in a vibrant village of around 1,000 residents, expanding significantly during peak visitor periods. Tregony is 22 minutes from Truro by car and well connected by local bus services linking it to neighbouring villages and cities. The village features a local school, independent shops, and a large care home, bringing both loyal locals and regular visitors through the doors.

THE PUB

The Kings Arms is everything you'd expect from a traditional Cornish village pub - warm, welcoming, and full of character.

Internally, the layout includes a spacious open plan trading area, a cosy main bar with a large fireplace, and two dining rooms, offering approximately 58 covers. The well equipped commercial kitchen has been maintained to a high standard, ready to support a quality-led food offer.

Externally, the site features a rear car park with 12 spaces and a secluded paved beer garden offering seating for up to 30 guests. The layout makes it ideal for casual dining, sunny afternoon drinks, or small events.



PRIVATE ACCOMMODATION

The first-floor private accommodation is generous, making it suitable for a family or management couple. It includes:

- 3 bedrooms (1 with a walk-in wardrobe)
- 2 living rooms (one of which could serve as a 4th bedroom)
- Office, kitchen, utility, and bathroom

TRADING OPPORTUNITY

With a current trade split of 55% food and 45% wet, there is scope to further build on both food and drink trade. The pub currently offers traditional bar meals, which could easily be developed into a more expansive menu.

This is an exciting opportunity for an experienced publican or couple to build on a solid foundation, grow trade in both summer and winter seasons, and truly embed themselves in the local community.

TENANCY DETAILS

Annual Rent: £41,000

Fixtures & Fittings: £25,000

Deposit: £10,250

Tenancy Agreement: Fully tied 5-year agreement

IDEAL CANDIDATE

We're seeking a committed and passionate individual (or couple) who:

- Has experience in delivering high-quality food operations
- Understands seasonal business trends and rural hospitality
- Is community-focused and guest-oriented
- Brings creativity and energy to evolve the offer
- Ideally has some knowledge or experience of beer and cellar management

"This is a great opportunity for a business partner who has a passion for food, understands beer, and has the ability to adapt to the seasonal changes of Cornwall. Experience in the hospitality trade is preferred but not essential."

Andy Spry, Business Development Manager.



NEXT STEPS

Application deadline:
26th September 2025

Informal Interviews:
Week commencing 6th October 2025

Desirable start date:
16th January 2026

To apply please send your name, business name and summary vision to nicole.skelton@staustellbrewery.co.uk.

Fully tied agreement. Tenancy/lease length terms to be decided or negotiated.