

The logo for SBC Property is located in the top right corner. It consists of a dark blue square with a white diagonal line from the top-left corner to the middle-right edge. The letters 'SBC' are written in a white, sans-serif font across the middle of the square. Below the square, the word 'PROPERTY' is written in a smaller, white, sans-serif font.

SBC

PROPERTY

sbcproperty.com





No 3, 15, 17, 18 & 22 Woodland Lodges

Pentewan Road, Tregorrick, St Austell, Cornwall PL26 7AB

- A selection of five detached holiday lodges set in the grounds of the Cornwall Hotel & Spa located near Cornwall's beautiful south coast
- Each lodge offers reversed accommodation with entrance hall, two double bedrooms (one en-suite), family bathroom and an open-plan living room on the first floor with fitted kitchen, dining area and lounge with balcony off
- Access to the hotel facilities, grounds and spa facility with pool, steam room, gym, treatment rooms and two tennis courts
- Combined average sales for the last three years in the region of £207,000 per annum, producing good levels of net profitability
- A fine leisure investment set in the grounds of a highly respected spa hotel

FREEHOLD

Guide Price £1,500,000

SOLE AGENT



LOCATION

The woodland lodges are set in the generous grounds of the Cornwall Hotel & Spa, enjoying a prominent trading location on Pentewan Road, between the south Cornwall town of St Austell and the picturesque fishing village of Mevagissey on Cornwall's beautiful south coast. The lodges are well placed for guests to explore the world famous Eden Project and the Lost Gardens of Heligan, both within a short drive. Nearby beaches include Carlyon Bay, Pentewan, Port Mellon Cove, Porthpean, Par Sands and Polkerris.

This leisure opportunity is also well located for the popular harbour town of Fowey and the historic harbour at Charlestown which has prominently featured in television's adaptation of Poldark.

In terms of communication, the site is approximately 16 miles from Cornwall Airport Newquay and 10 miles from the A30.

DESCRIPTION

The five detached holiday lodges are set in the grounds of the successful hotel and spa offering over 30 acres of grounds and parkland. Each lodges are of conventional timber frame construction with reversed accommodation design where the ground floor comprises an entrance hall, two double bedrooms (one en-suite), and a family bathroom. On the first floor is a well-proportioned open-plan living area including a fitted kitchen, dining area and lounge area with a balcony off. The five holiday lodges available are No 3, 15, 17, 18 & 22, where 17 and 22 are offered with hot tubs. Each lodge has electric panel heating, double glazing and is offered with all furniture and equipment.

As part of the Service Charge, the lodges have access to the hotel facilities and grounds in addition to the excellent spa facility which includes infinity pool with views over the stocked walled gardens and valley beyond, steam room, sauna, gym, treatment rooms (with treatments charged separately) and two tennis courts. We are sure discerning leisure investors will recognise that the five holiday lodges, set in the grounds of a highly respected spa hotel, represents a unique opportunity to perhaps expand a holiday letting business or represents a manageable entry level business model.

SCHEDULE OF ACCOMMODATION

(All dimensions are approximate)

ENTRANCE HALL with cupboard housing water heater.

FAMILY BATHROOM WC

BEDROOM 1 (4.13m x 2.89m)

With en-suite shower/wc.

BEDROOM 2 (3.75m x 2.87m)

FIRST FLOOR

LIVING ROOM (8.04m x 5.31m max overall dimensions) with doors providing access to a balcony.

THE BUSINESS

The five holiday lodges, excluding grants, have a combined average turnover over the last three years of £207,000, producing a net income of approximately £89,000. These figures are based on all lodges being let and managed through the Cornwall Hotel rental scheme and after deducting a Service Charge of £4,529 per annum. In the normal manner, further accounting information will be made available to interested parties following a viewing appointment.

SERVICES

Services connected to the premises include mains water, drainage and electricity. (We would point out that no testing of any of the services has been carried out by the agent.)

FIXTURES, FITTINGS & EFFECTS

Normal fixtures and fittings associated with this type of property are included in the sale and detailed inventory of trade fixtures and fittings will be supplied prior to exchange of contracts.

ENERGY PERFORMANCE CERTIFICATE

The holiday lodges have the following EPC Ratings:-

Lodge No 3 Rating E under Certificate Reference Number 1432-7428-3000-0306-4292

Lodge No 15 Rating E under Certificate Reference Number 9668-3004-7208-3032-4204

Lodge No 17 Rating E under Certificate Reference Number 0732-8428-3000-0346-4292

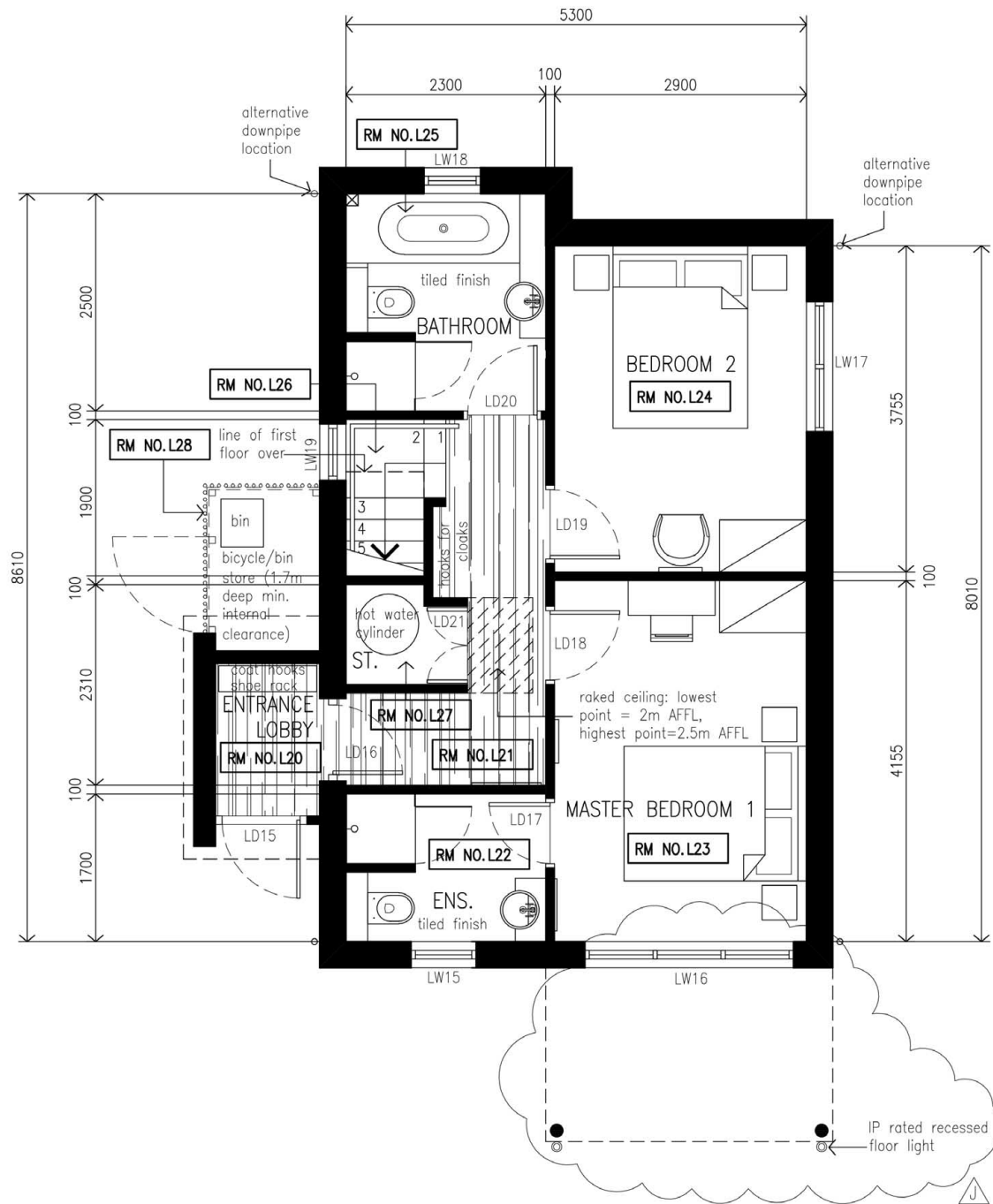
Lodge No 18 Rating E under Certificate Reference Number 6132-8428-3000-0386-4296

Lodge No 22 Rating E under Certificate Reference Number 9532-8428-3000-0346-4292

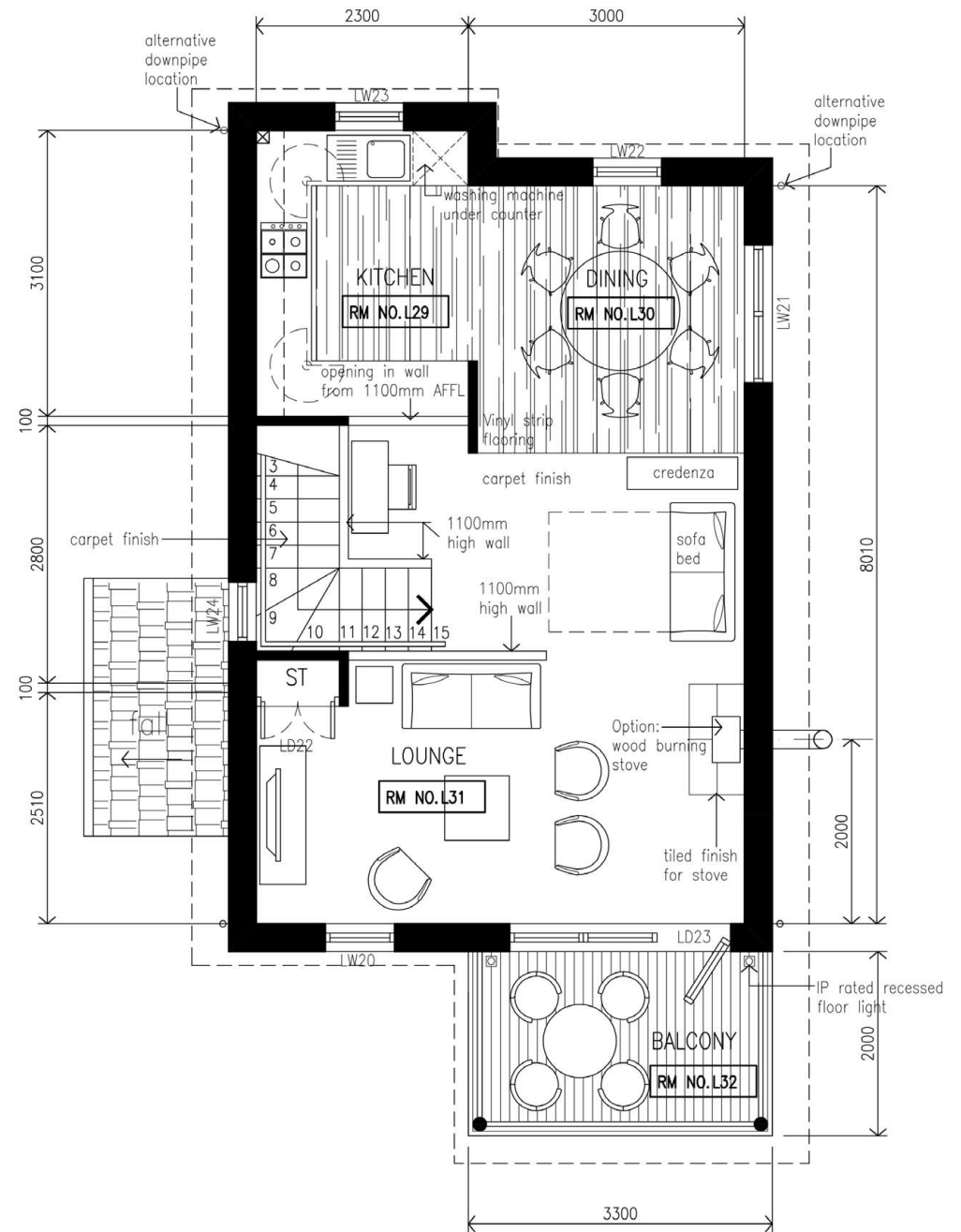
VIEWING

Strictly by prior appointment with the Sole Selling Agents SBC Property.





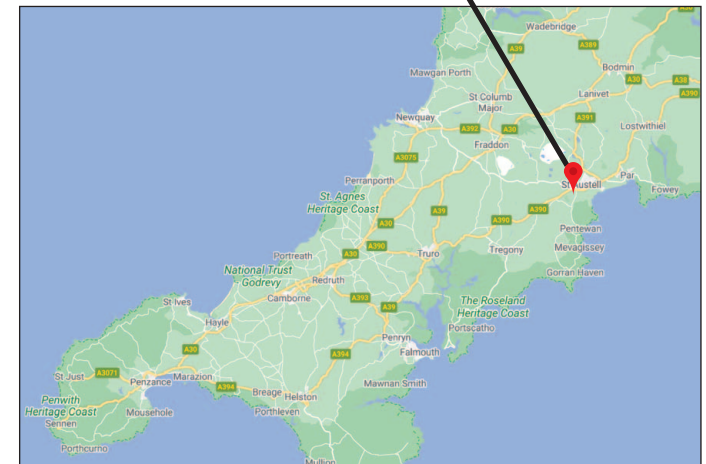
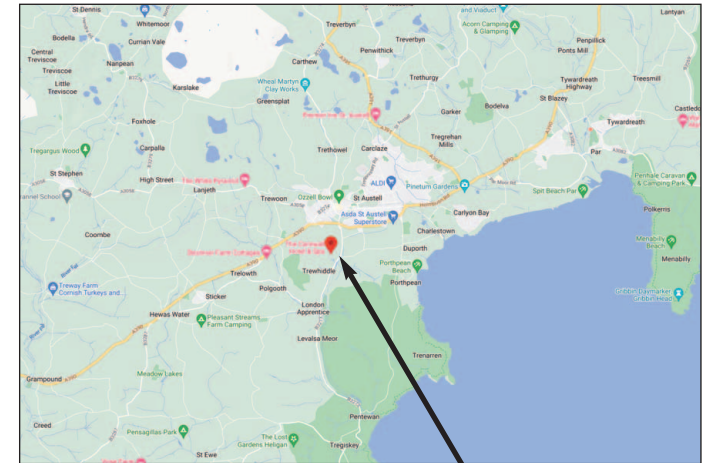
Ground Floor Plan



First Floor Plan

General view of the hotel, grounds and facilities where the lodges enjoy access.





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The sale of any going concern business is confidential therefore we would ask that you do not make any direct approaches to vendors, their staff or customers, and arrange all viewing appointments through our offices. You are recommended to contact us before visiting the property even for an information viewing, we can then confirm whether or not it is still available.

It is emphasised that in these Particulars of Sale items of furniture, fixtures, fittings and equipment are mentioned for descriptive purposes only and do not necessarily form part of the Trade Inventory as referred to above.