



PROPERTY
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SOLE AGENTS

Mevagissey Bay Hotel

Polkirt Hill, Mevagissey, Cornwall PL26 6UX

- A boutique style small coastal hotel, located in a picturesque fishing village
- Refurbished accommodation with panoramic sea views
- Well-appointed public rooms including guest lounge with wood-burner, bar lounge and breakfast room
- 11 superb en-suite guest bedrooms, most enjoying sea views
- Decked sun terrace, lawned gardens and car parking
- 3-bedroom owners' apartment taking in the stunning views
- Turnover approaching £250,000 with good levels of profitability
- The vendors would consider a share sale if desired by a prospective purchaser
- Planning consent to convert to a residential dwelling and planning in principle for the site to be redeveloped to up to 5 units

GUIDE PRICE £1,150,000

SOLE AGENT

LOCATION

Mevagissey Bay Hotel enjoys a convenient trading location between the quaint fishing village of Mevagissey and Port Mellon Cove, within close proximity to the Lost Gardens of Heligan, The Eden Project and numerous sandy coves.

Mevagissey enjoys a popular harbourside community and is considered to be one of South Cornwall's most favoured and sought after destinations.

This delightful licensed hotel enjoys a prominent trading location on Polkirt Hill with panoramic views over Mevagissey Bay across to Chapel Point.

DESCRIPTION

This boutique style small hotel has been thoroughly refurbished by the current proprietors and now includes a reception hall with office area, guest lounge, bar lounge, breakfast room, a sizeable commercially equipped kitchen, 11 well-appointed en-suite guest bedrooms and an impressive 3-bedroom owners' apartment which enjoys the fine elevated sea views.

The hotel is warmed by oil-fired central heating and includes a feature wood-burner in the guest lounge. The rooms to the front of the building take in the stunning sea views over Mevagissey Bay towards Chapel Point and beyond.

Outside, to the front, is a car park providing nine spaces with steps up to a decked terrace taking in the southerly sea views and to the rear is a lawned garden with mature stocked borders.

We are sure discerning purchasers will appreciate that the Mevagissey Bay Hotel offers a fine example of a small

boutique style hotel in an excellent coastal location with a fine balance of guest and owners' accommodation with an excellent trading history.

Interested parties are welcome to view our clients' website (www.mevagisseybayhotel.co.uk).

BUSINESS

Mevagissey Bay Hotel opens 7 months of the year, 1st April to 31st October on a bed and continental breakfast basis. The trading profit and loss account for year ending 31st July 2023 showed a turnover approaching £250,000 per annum and an adjusted net profit approaching £130,000 before deducting depreciation, motor expenses and loan interest. The income for the hotel is derived from bed and breakfast accommodation and some bar sales, which could be further enhanced by introducing evening dinners as the kitchen is well equipped.

In the normal manner, further accounting information will be made available to seriously interested parties following an initial viewing appointment.

ACCOMMODATION (All dimensions are approximate)

ENTRANCE VESTIBULE with door to:-

RECEPTION HALL with built-in reception desk and office area. Radiator.

GUEST LOUNGE (5.32m x 3.94m)

A feature wood-burner. Coved ceilings. Two windows to south elevation. Two radiators. Glazed double doors to:-



BAR LOUNGE (5.71m x 4.42m)

Double glazed windows taking in the superb views over Mevagissey Bay. Further window to side. Built-in corner bar with chiller cabinet and wash hand basin. Two radiators.

DINING ROOM (8.14m x 4.61m)

Double glazed windows to the front elevation, again taking in the views over Mevagissey Bay. Tables and chairs providing 20 covers. Dado rail. Waitress station. Two radiators. This room could also provide a fine restaurant for evening dinners if required.

HALLWAY with radiator and access to:-

GUEST CLOAKROOMS with two wcs.

KITCHEN (4.08m x 8.13m)

A well-proportioned and equipped commercial kitchen including a range of appliances and an extractor canopy. Double and single stainless steel sink units.

STORE/LAUNDRY ROOM with access to STAFF CLOAKROOM WC

REAR HALLWAY with further storage area.

GUEST ACCOMMODATION

The hotel offers 11 superb en-suite guest bedrooms with three bedrooms on the ground floor and eight on the first floor. Guest bedrooms are currently configured to comprise six King Doubles, three Doubles and two Twin/King Doubles, with six of the bedrooms having a sea or part sea view. Many have new refitted bathrooms and two having a private deck/patio.



OWNERS' APARTMENT

A comfortable apartment located on the second floor.

HALLWAY with radiator.

LOUNGE (6.04m x 3.67m)

Windows to front and side elevation taking in the superb elevated sea views. Further window to rear. Three radiators.

KITCHENETTE (2.01m x 1.52m)

Refitted with a work surface with inset 1½ bowl sink unit. Part tiled walls.

BEDROOM 1 (4.61m x 3.51m)

Double glazed window taking in the fine sea views. Radiator.

BEDROOM 2 (3.28 x 2.16m + recess)

Double glazed window, again taking in the sea views over Mevagissey Bay towards Chapel Point. Radiator.

BEDROOM 3 (3.74m x 3.03 max)

Double glazed window to side and front elevation with sea views. Radiator.

OUTSIDE

To the front of the hotel is a parking area for nine vehicles. The southerly facing decked terrace is a fine vantage point for guests to take in the stunning sea views. To the rear of the hotel are lawned gardens with borders.

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.)



PLANNING NOTE

Under decision notice reference PA23/05287 dated 11th October 2023, the property has consent for a change of use to a residential dwelling with self-contained annexe. Also, under reference PA23/03242 dated 15th June 2023, the property has planning in principle for a redevelopment of the site for up to 5 units of accommodation.

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.

BUSINESS RATES

The property has a Rateable Value of £15,500 (VOA website 2017 list). Prospective purchasers should confirm actual rates payable with the local billing authority (www.voa.gov.uk).

LICENCE

The property has the benefit of a Premises Licence issued from Cornwall Council. (It is a requirement under the Licensing Act 2003 that the properties serving alcohol have a dedicated premises supervisor who must be the holder of a Personal Licence. Any prospective purchaser is advised to take appropriate specialist advice.)

ENERGY PERFORMANCE CERTIFICATE

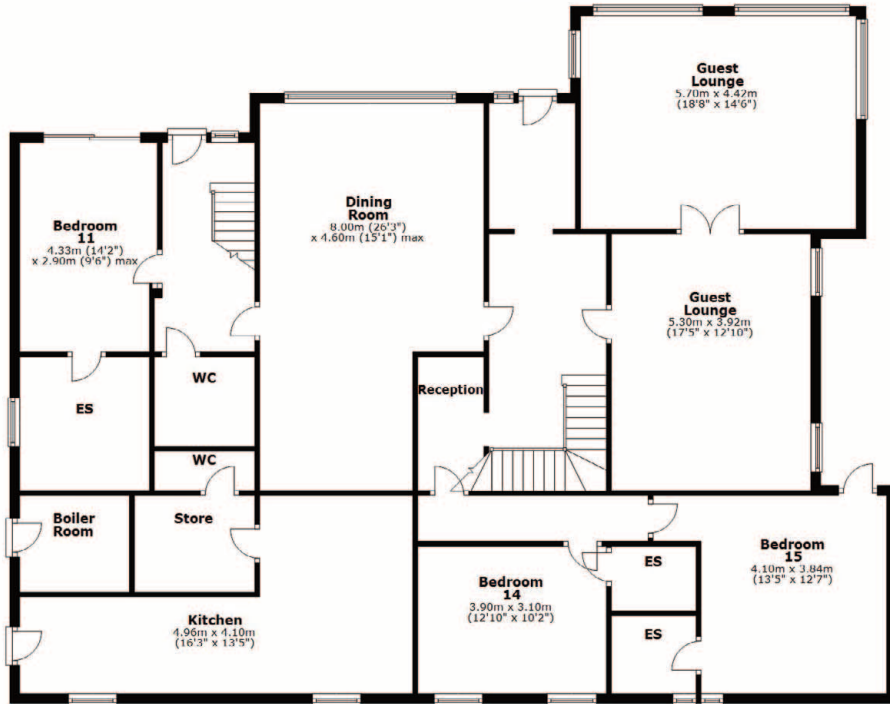
The premises has an EPC Rating of D under Certificate Reference Number 0450-0937-1939-1909-3002.

VIEWING

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



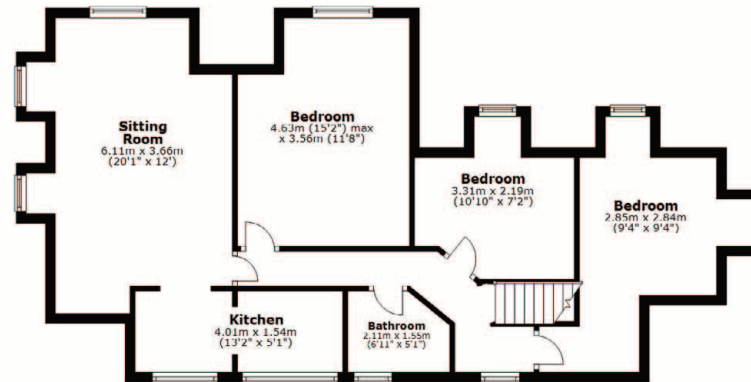
Ground Floor
Approx. 213.4 sq. metres (2297.0 sq. feet)



First Floor
Approx. 179.8 sq. metres (1935.6 sq. feet)



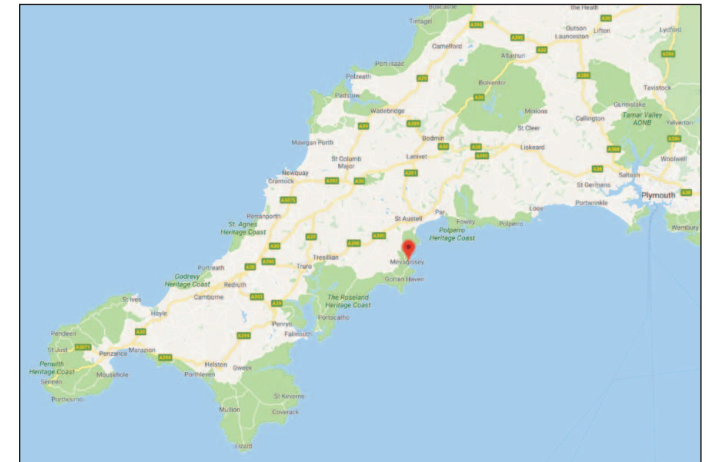
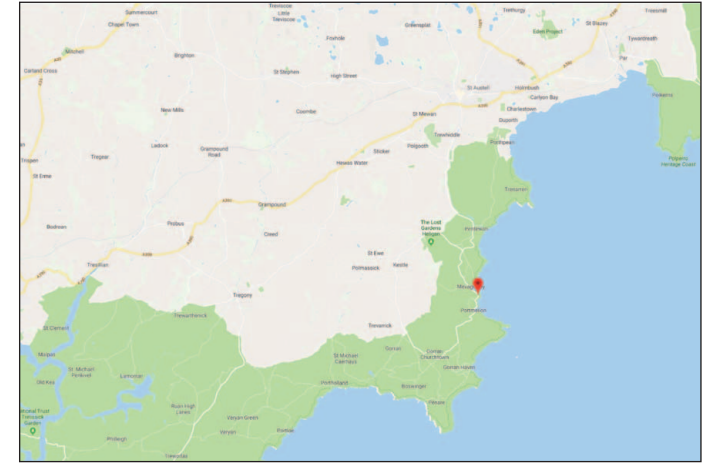
Second Floor/Owners Apartment
Approx. 78.4 sq. metres (844.0 sq. feet)



Total area: approx. 471.6 sq. metres (5076.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such. Plan produced using PlanIt.

Mevagissey Bay Hotel, Mevagissey



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CHARTERED SURVEYORS COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

DANIELL HOUSE
FALMOUTH ROAD
TRURO TR1 2HX

T: 01872 277397
F: 01872 223342

E: Russell@sbcproperty.com

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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.