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The Stanley

REGENT TERRACE







# The Stanley

23 Regent Terrace, Penzance, Cornwall TR18 4DW

- A most impressive, Grade II Listed guest house located in one of Cornwall's most popular terraces near Penzance seafront
- Frontline trading location taking in spectacular, panoramic views over Mounts Bay
- Up to 10 en-suite guest bedrooms, many taking in the splendid sea and coastline views
- Flexible 2/3-bedroom owners' accommodation
- Level terraced garden taking in the splendid sea views
- Turnover in the region of £120,000 on a bed & breakfast basis, with potential for food and beverage trade given the stunning, prime location
- A genuine lifestyle opportunity to live and work in one of West Cornwall's sought after locations

FREEHOLD

GUIDE PRICE £895,000

SOLE AGENT



## LOCATION

This elegant, double-fronted Period guest house is located at the end of the favoured Regent Terrace in Penzance, conveniently situated for the seafront, promenade, Jubilee Pool, train station, gardens and town centre amenities. Penzance is one of Cornwall's principal towns located on the south coast and centred around an ancient harbour with views across Mounts Bay to St Michaels Mounts and beyond.

The town serves as the main administrative, retail, social and leisure centre for this area of the county and has a resident population of some 20,000 persons, which is boosted during the seasonal months by the many visitors to the area.

The town has excellent road and rail links and lies within easy reach of the popular destinations such as St Michaels Mount, Land's End, Mousehole, Marazion, St Ives, Porthcurno and the Minack Theatre. The Isles of Scilly Scillonian Ferry departs from Penzance within a short walk from the guest house.

## DESCRIPTION

The Stanley offers well-proportioned accommodation from its end-of-terrace location which gives the property spectacular, panoramic views over Mounts Bay, also taking in the Jubilee Pool and the view to St Michaels Mount.

Briefly, the accommodation comprises a breakfast room with large window taking in the breathtaking sea views, owners' accommodation including kitchen, utility, private lounge, bathroom and up to three bedrooms. The guest accommodation, located on the first and second floors, offers up to 10 en-suite guest bedrooms, many taking in the splendid sea views and are offered equipped.

Externally, is a sizeable level terrace enjoying a south-westerly orientation, again, with sea views.

We are sure discerning purchasers will recognise that The Stanley offers an excellent home and income opportunity in a Grade A location with some of the finest sea views West Cornwall can offer. For further information interested parties are welcome to view our clients' website, ([www.thestanleypenzance.co.uk](http://www.thestanleypenzance.co.uk)).

## THE BUSINESS

The Stanley offers a bed and breakfast tariff ranging from £70 to £130 per room per night, and the business has traditionally traded up to the VAT threshold, opening Easter to the end of October. This year the owners offered more guest bedrooms and produced a turnover in the region of £120,000. In the normal manner, further accounting information can be made available to serious interested parties following an initial viewing.

## 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.

## 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.)

## BUSINESS RATES

The property has a Rateable Value of £10,250 (VOA website 2023 List). Prospective purchasers should confirm actual rates payable with the local billing authority ([www.voa.gov.uk](http://www.voa.gov.uk)).

## ENERGY PERFORMANCE CERTIFICATE

The Stanley has an EPC Rating of B under Certificate number: 0404-0165-3388-2307-2214

## VIEWING

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



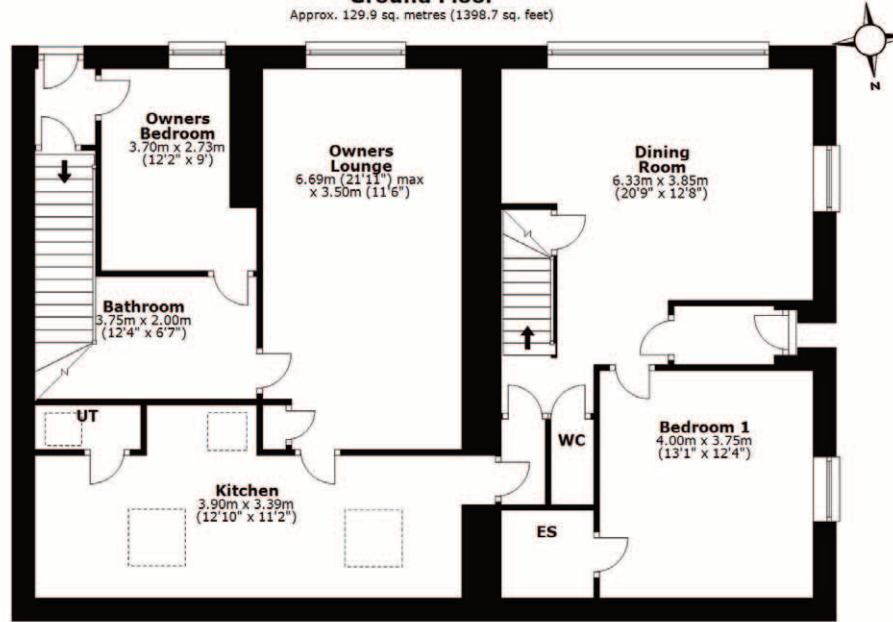






### Ground Floor

Approx. 129.9 sq. metres (1398.7 sq. feet)



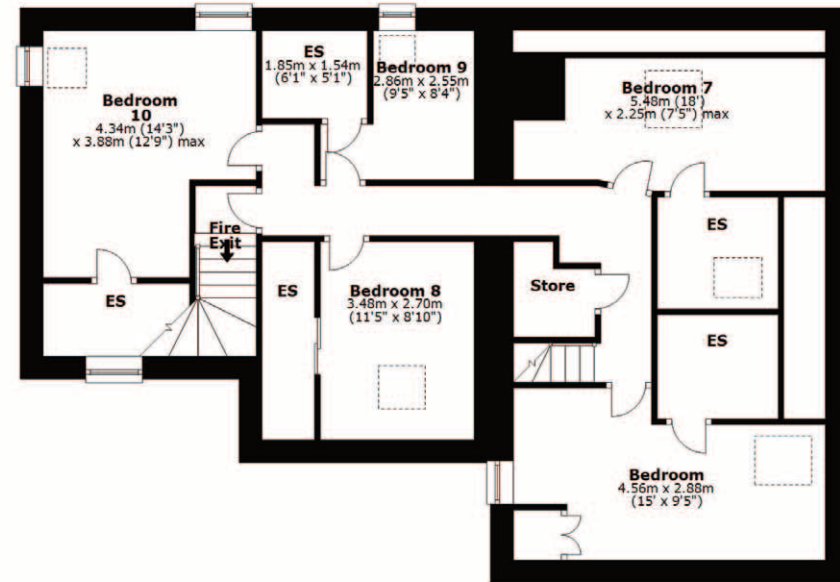
### First Floor

Approx. 102.1 sq. metres (1099.3 sq. feet)



### Second Floor

Approx. 105.0 sq. metres (1130.4 sq. feet)

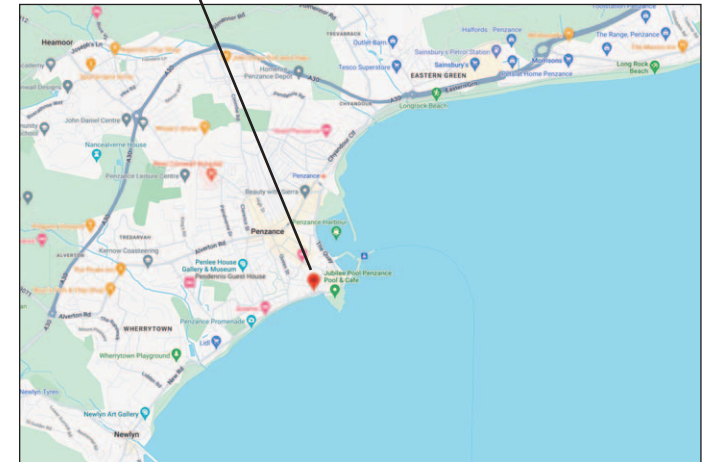
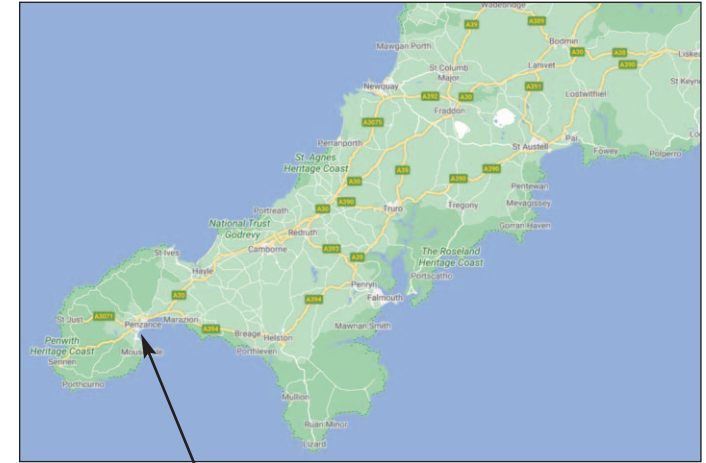


Total area: approx. 337.1 sq. metres (3628.4 sq. feet)

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 PlanUp.

**The Stanley, 23 Regent Terrace, Penzance**





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