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PROPERTY

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Lansdowne Guest House

42 Clinton Road, Redruth, Cornwall TR15 2QE

- A most appealing, boutique style guest house enjoying a prominent trading location in a major West Cornwall town
- Offering 9 extremely well appointed guest bedrooms including a two room family suite
- 2 Self- contained apartments (1 x one bedroom & 1 x two bedroom) which formerly were merged to create a spacious, owners apartment
- Successful business with turnover in the region of £110,000 with good levels of profit
- Two sun terraces, lawned garden, garage and parking area
- An outstanding lifestyle opportunity with high quality guest accommodation

FREEHOLD

GUIDE PRICE £699,999

SOLE AGENT



LOCATION

Lansdowne Guest House enjoys a prominent trading location on Clinton Road, one of Redruth's most favoured addresses with a fine range of architecturally interesting properties. Redruth is a major West Cornwall town with a population 14,018 (at the 2011 census) and was at the centre of Cornwall's former tin mining industry during the 19th century. The town is well positioned for access to the A30 trunk road and has a railway station on the Penzance to London Paddington line. The town and surrounding areas has seen much investment for expansion within the commercial and residential sectors.

DESCRIPTION

This most appealing, architecturally interesting, boutique style guest house has been extended, remodelled and carefully refurbished by the current proprietors.

Lansdowne House offers high quality accommodation, briefly comprising nine extremely well-appointed guest suites (6 en-suite) and including a two room family suite, guests sitting / dining room with doors opening onto a terrace and fitted kitchen /breakfast. These ground floor reception rooms and adjacent double bedroom, could easily revert back to provide a self-contained apartment if desired. The adaptable lower ground floor lower ground floor area offers self-contained, 1-bedroom and 2-bedroom residential apartments. Previously, this area provided spacious and versatile owners' accommodation where the two apartments merged to offer an open-plan living room, kitchen, three bedrooms and two bathrooms, so again could be remodelled if desired. The guest accommodation includes security key code entry, a communal kitchen, large flat screen smart televisions and fridge in each room.

The business has been remodelled to provide boutique style serviced accommodation on a room only basis with access to the common kitchen and sitting /dining room.

We are sure discerning purchasers will recognise that the Lansdowne Guest House offers an outstanding lifestyle/home and income opportunity with high quality Edwardian guest accommodation and flexible, potential owner's accommodation.

For further information, interested parties are welcome to view our clients website, namely, www.lansdownesimplystay.co.uk

THE BUSINESS

The Lansdowne is available for sale due to our clients other business interests. As our clients live off site this quality leisure business is management run by a manager and two part time cleaning staff.

Lansdowne benefits from a mix of commercial and tourism trade thus representing a viable all year-round business. The tariff for the guest accommodation ranges from £50, £95 and up to £170 for the single, ensuite double and family suite respectively. The two self-contained apartments are let on AST's generating £750 pcm and £550 pcm for the 2 bedroom and 1 bedroom respectively. The trading profit and loss accounts for year ending 31st March 2023 showed a turnover of approx. £110,000, producing an adjusted net profit in excess of £40,000 before deducting depreciation, loan interest, motor expenses, directors loan and 'one expenditure'. Obviously, as discussed, more 'hands on' proprietors would be able to reduce operating expenses, in particular wages and increase profitability.

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, electricity, gas and drainage. (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 £5,900 (VOA website 2017 list). Prospective purchasers should confirm actual rates payable with the local billing authority (www.voa.gov.uk).

ENERGY PERFORMANCE CERTIFICATE

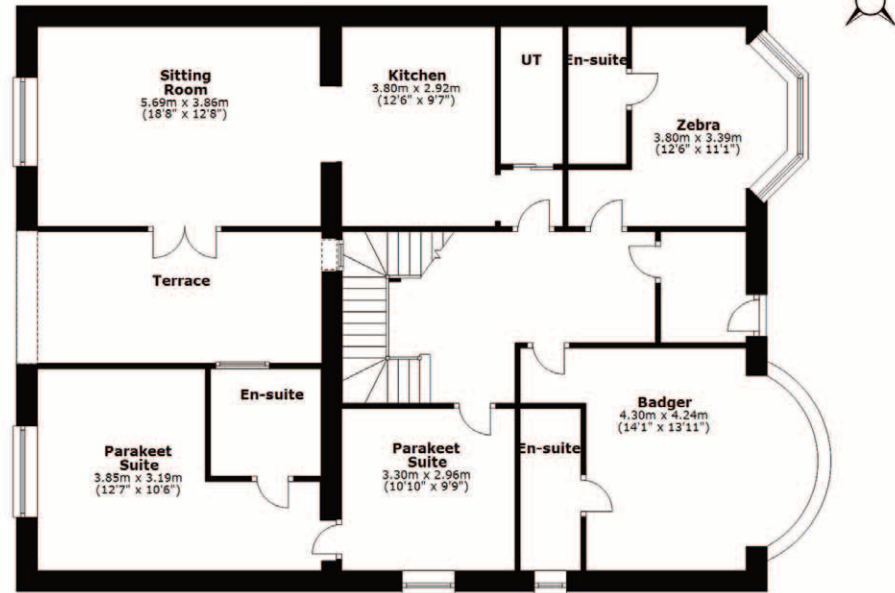
The premises has an EPC Rating of B under Certificate Reference Number 9121-9179-6432-0346-8872.

VIEWING

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



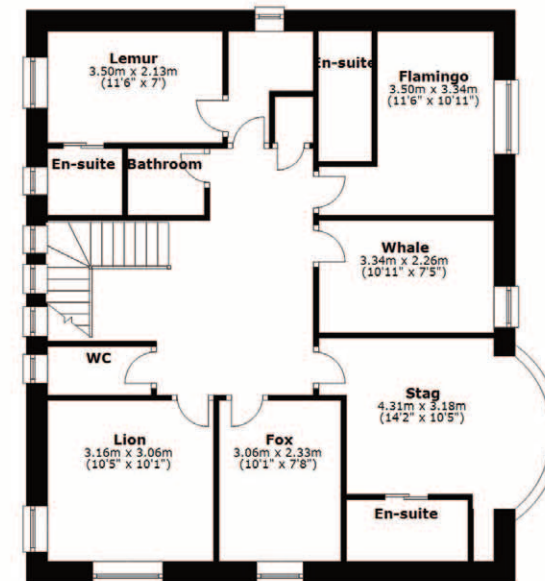
Ground Floor
Approx. 141.4 sq. metres (1522.5 sq. feet)



Lower Ground Floor
Approx. 110.8 sq. metres (1193.1 sq. feet)



First Floor
Approx. 87.5 sq. metres (942.1 sq. feet)

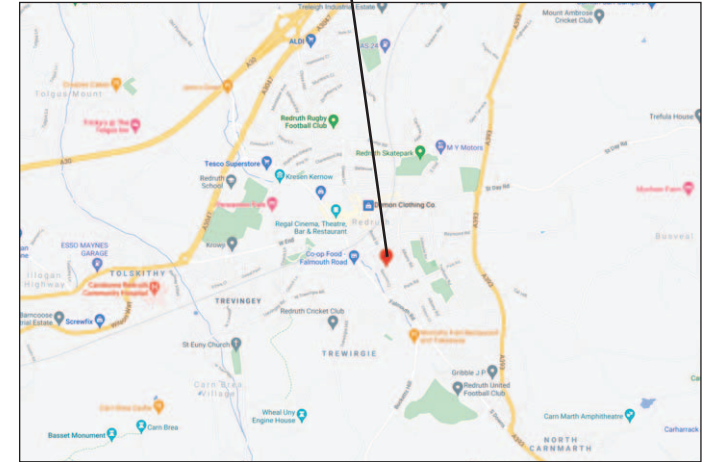
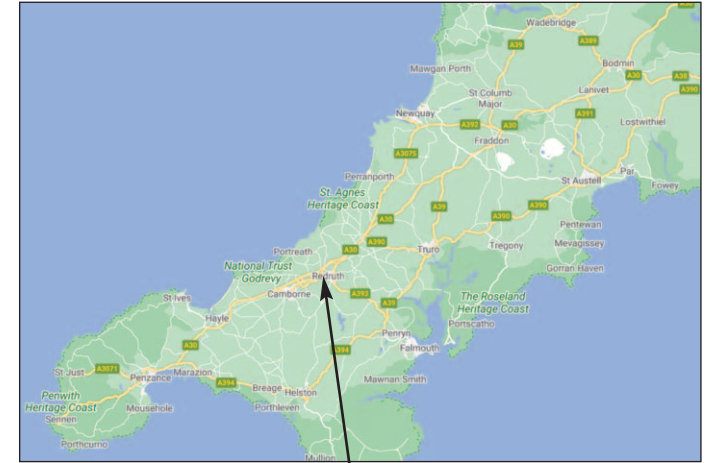


Total area: approx. 339.8 sq. metres (3657.7 sq. feet)

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.

Lansdowne, Redruth





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CHARTERED SURVEYORS COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

DANIELL HOUSE
FALMOUTH ROAD
TRURO TR1 2HX

T: 01872 245819
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.