





ROSARIO GUEST HOUSE & TEA GARDEN, THE SQUARE, MARAZION, CORNWALL, TR17 0BH

- A most appealing bay-fronted guest house enjoying a convenient trading location, approximately 50 metres from the beach, in the heart of the coastal town of Marazion in West Cornwall
- Some stunning views towards the coast and St Michael's Mount
- The property requires some sympathetic refurbishment, however, offers an excellent opportunity to live and work in one of Cornwall's most desirable waterside communities
- Four guest bedrooms (three fully en-suite, and one having a separate cloakroom wc)
- Second floor owners' apartment with open-plan living room, double bedroom and bathroom wc
- Popular tea garden (approx.. 28 alfresco covers) with kitchen area, servery and store

FREEHOLD

GUIDE PRICE £550,000

SOLE AGENT



LOCATION

Rosario Guest House & Tea Garden enjoys a convenient trading location in the heart of Marazion, just moments from the sandy beaches of Mounts Bay and amenities including a number of popular restaurants, gift shops, galleries, public houses and retail shops. This extremely popular West Cornwall town has a tidal causeway that leads to the world famous St Michael's Mount, a major UK tourist attraction.

The town is also well placed for visitors to access the South West Coast Path, a part of which is a pleasant two mile walk to Penzance, West Cornwall's shopping and administrative centre.

Marazion attracts many visitors throughout the year wishing to explore many other landmarks in West Cornwall, including the Tate Gallery in St Ives, Minack Theatre, Porthcurno, Land's End, Mousehole and a number of beaches and coves. The scenic Isles of Scilly can be accessed from a ferry departing from Penzance and by air from Land's End Airport and Penzance Heliport.

DESCRIPTION

The spacious, three-storey freehold property briefly comprises entrance hall; guest lounge with bay-window taking in views of St Michael's Mount; guests' breakfast room; fitted kitchen diner and four guest bedrooms, three of which have full en-suite facilities and one has a shower, wash hand basin and a separate cloakroom wc for its exclusive use.

On the second floor is the owners' apartment with an open-plan living room with kitchen, lounge and dining areas. This room enjoys fine elevated views to St Michael's Mount. The apartment also includes a double bedroom and spacious bathroom wc.

The Tea Garden has its own customer access off West End, Marazion; however the owners enjoy access from the guest house also. The popular Tea Garden offers approximately 28 al fresco covers and has a servery, kitchen area and first floor storage.

Whilst the property requires some sympathetic refurbishment, we believe that discerning purchasers will recognise that the Rosario Guest House & Tea Room is an excellent opportunity to live and work in one of Cornwall's most desirable waterside communities with stunning sea views towards St Michael's Mount.

At present, the guest bedrooms are closed due to our clients' ill health and the Tea Room is currently operated on an informal basis through a private individual. However, we have been informed by our clients that vacant possession will be given on completion.

SERVICES

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

FIXTURES & FITTINGS

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 £4,150 (VOA website 2023 List). Prospective purchasers should confirm actual rates payable with the local billing authority (www.voa.gov.uk). The residential apartment has a Council Tax Banding of A (2024).

EPC

The premises has an EPC Rating of D under Certificate Reference Number 6441-4332-3077-5950-5393.

VIEWING/FURTHER INFORMATION

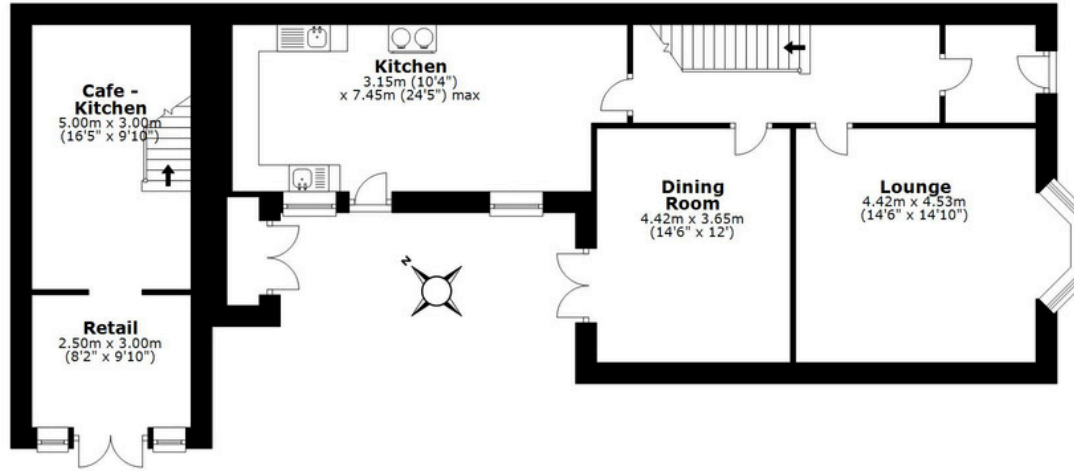
Viewing strictly by appointment with SBC Property the joint selling agents
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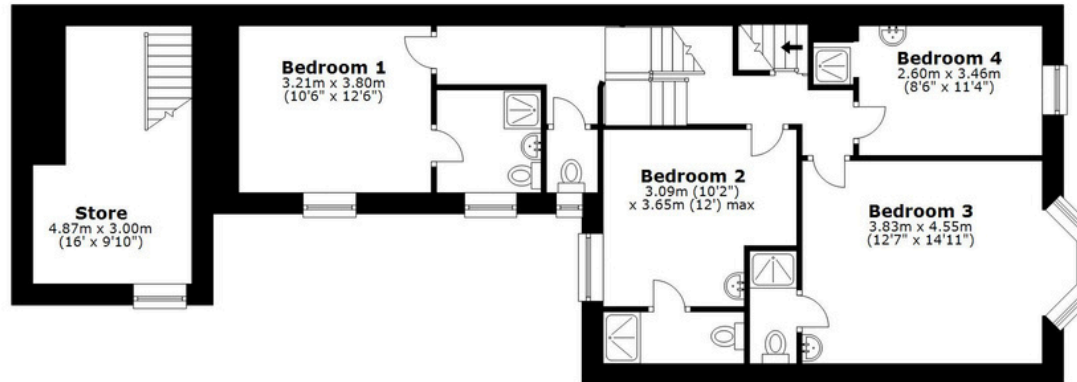
Ground Floor

Approx. 102.6 sq. metres (1104.8 sq. feet)



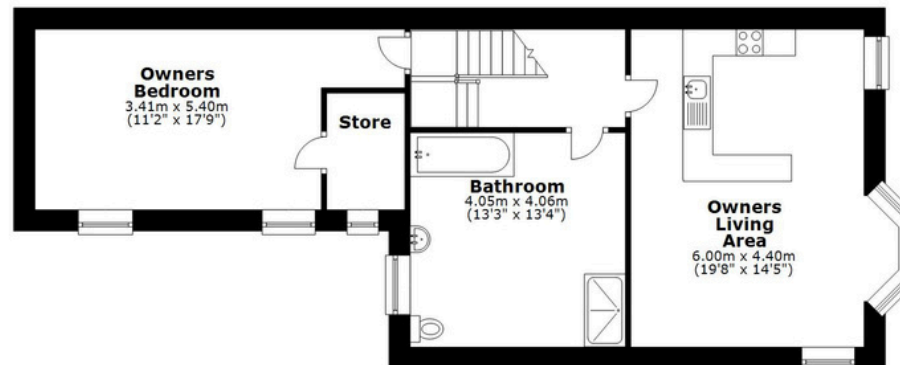
First Floor

Approx. 93.4 sq. metres (1005.3 sq. feet)



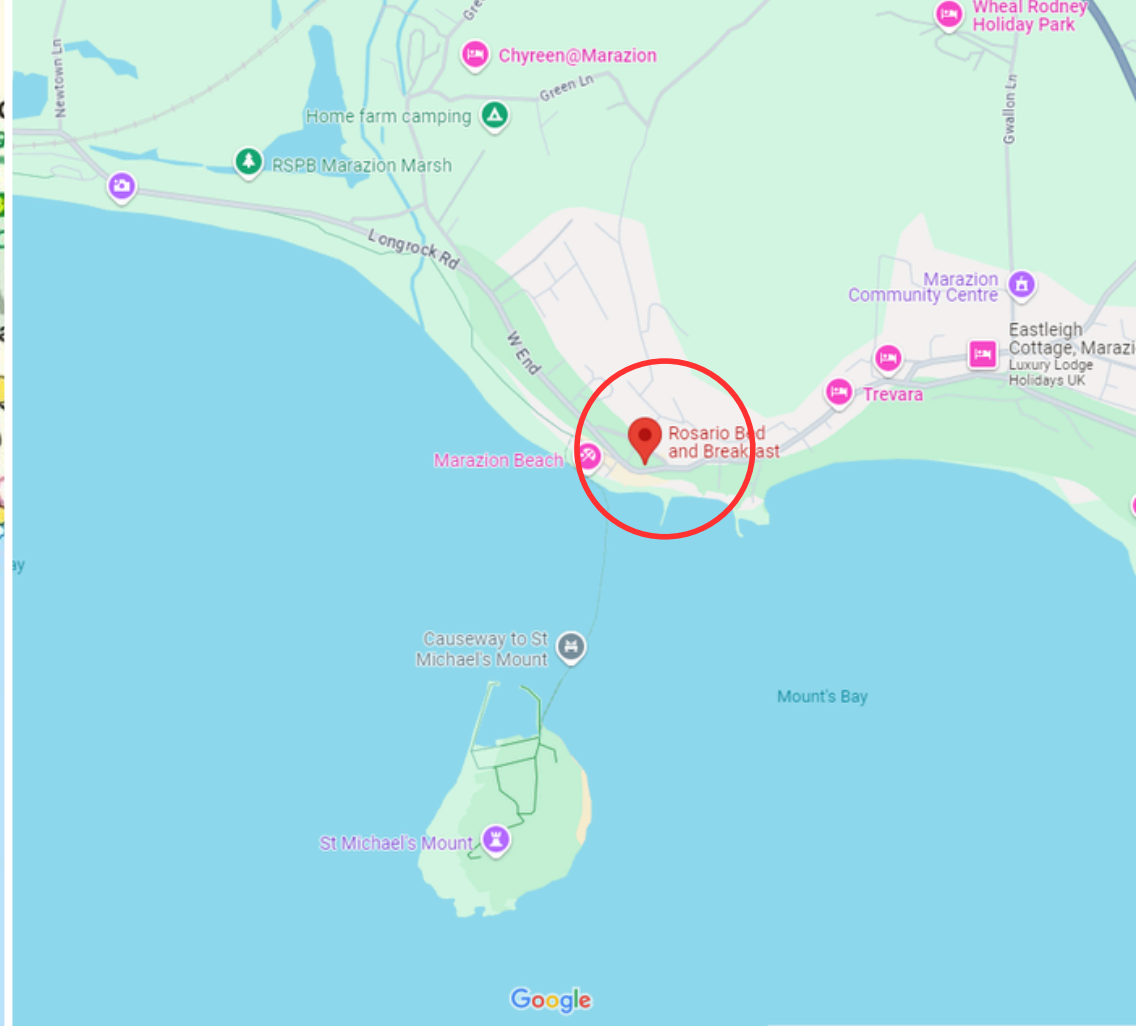
Second Floor

Approx. 75.7 sq. metres (815.2 sq. feet)



Total area: approx. 271.8 sq. metres (2925.3 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.



CHARTERED SURVEYORS

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