



SANDY DUCK BOUTIQUE BED AND BREAKFAST

12 PENNANCE RD, FALMOUTH, CORNWALL TR11 4EA

- A quite outstanding boutique guest house located in the thriving harbour town of Falmouth within a short walk of the seafront and beaches
- A stunning, double-fronted property enjoying a pleasant outlook over south Falmouth with views of Falmouth Bay in the distance
- Carefully remodelled and refurbished throughout, now providing a lucrative lifestyle/ home and income opportunity
- Eight superior en-suite guest bedrooms, five taking in views towards Falmouth Bay
- Bay-fronted guest lounge, dining room, equipped kitchen and utility areas
- An owners' self-contained apartment with open-plan living room, fitted kitchen, double bedroom, shower and wc
- An excellent leisure business with sales over £280,000 per annum
- Ample parking and access to a modern, spacious garage/workshop
- An extremely rare opportunity to acquire one of Cornwall's finest coastal guest houses with an exemplary trading performance

FREEHOLD

GUIDE PRICE £1,175,000

SOLE AGENT





LOCATION

The Sandy Duck enjoys a prominent trading location on Pennance Road, just a short distance from Falmouth's seafront and beaches. Falmouth is certainly one of Cornwall's most favoured harbour towns offering a number of sandy beaches, seafront, gardens and a range of restaurants, bars, galleries and gift shops.

In recent years the town has seen much inward investment, particularly Events Square, which houses the National Maritime Museum and the University Campus at nearby Tremough.

DESCRIPTION

This stunning, double-fronted guest house enjoys a pleasant outlook over south Falmouth with views towards Falmouth Bay in the distance. The property has been subject to a carefully planned remodelling and refurbishment programme to an excellent standard, where the Sandy Duck now truly represents one of Cornwall's coastal guest houses. The accommodation briefly comprises a bay-fronted guest lounge with wood-burner; bay-fronted dining room; equipped kitchen and utility areas; eight superior en-suite guest bedrooms, five taking in views towards Falmouth Bay, and an owners' self-contained apartment with open-plan living room; fitted kitchen; double bedroom and shower/wc.

Outside the property provides ample parking and access to a modern, spacious garage workshop with electronic door, power, light and an inspection pit.

Discerning purchasers will appreciate that the Sandy Duck is arguably one of Cornwall's finest boutique guest houses with an excellent trading history and a good balance of guest and owners' accommodation. Interested parties are welcome to view our clients' website (www.thesandyduck.co.uk).





THE BUSINESS

The high quality guest house offers a seasonal bed and breakfast tariff ranging from £155 to £270 per night, reducing to £100 to £190 per night in the quieter winter months. The trading profit and loss accounts for year ending 31 August 2024 showed sales in excess of £280,000, producing a gross profit in the region of 78% and very good levels of net profitability. Further detailed accounting information can be made available to interested parties following a viewing appointment.

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 £7,200 (VOA website 2023 List).

Prospective purchasers should confirm actual rates payable with the local billing authority (www.voa.gov.uk).







SERVICES

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

EPC

EPC Rating: **C**

Certificate number: **3888-5775-9617-7652-5763**

Valid until: **4 March 2035**

VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property the joint selling agents

SBC Property

Daniell House

Falmouth Road

Truro Cornwall TR1 2HX

FAO : Russell Weetch MRICS

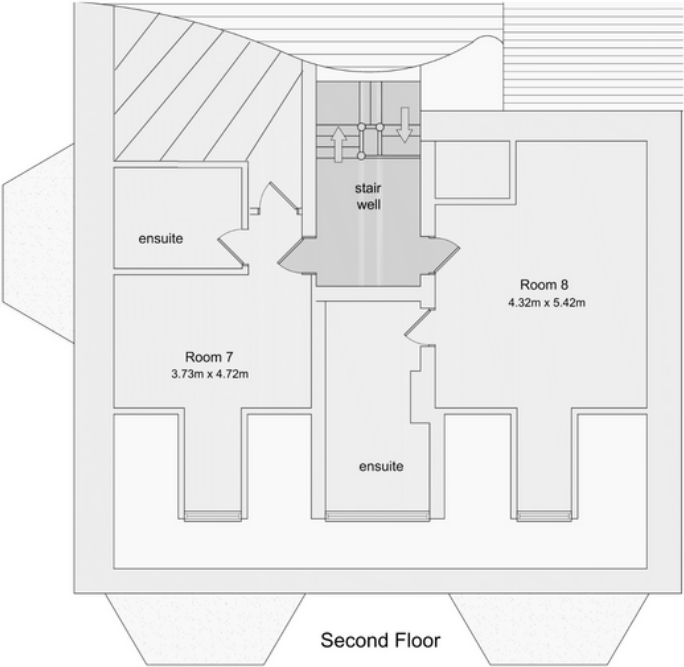
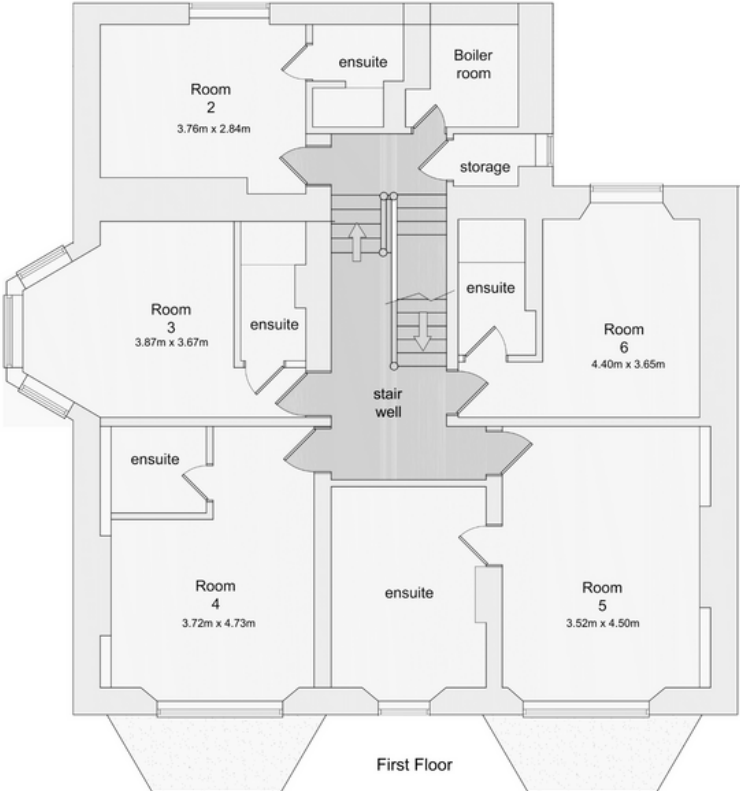
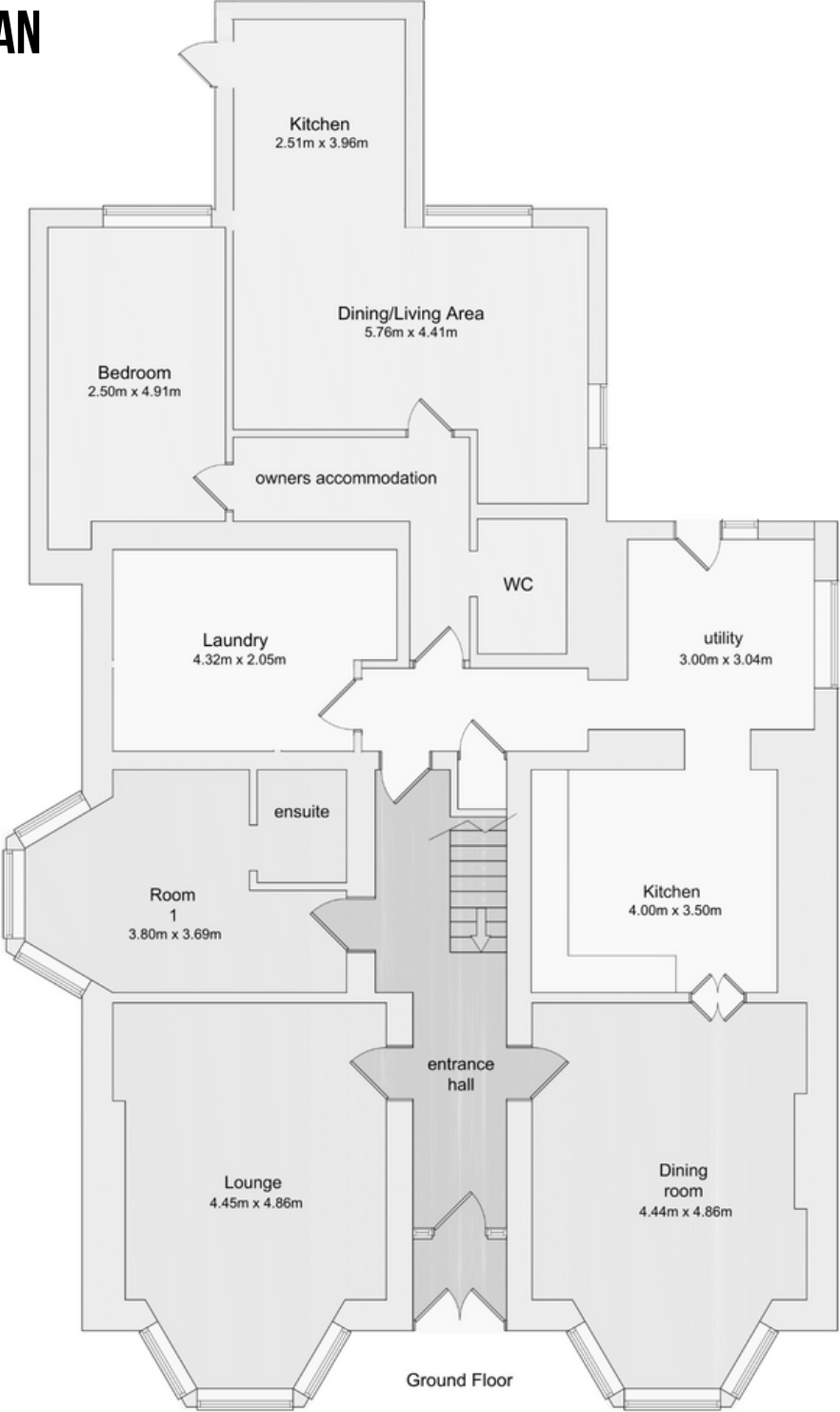
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The sale of any going concern business is confidential therefore we would ask that you do not make any direct approaches to vendors, their staff or customers, and arrange all viewing appointments through our office. You are recommended to contact us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

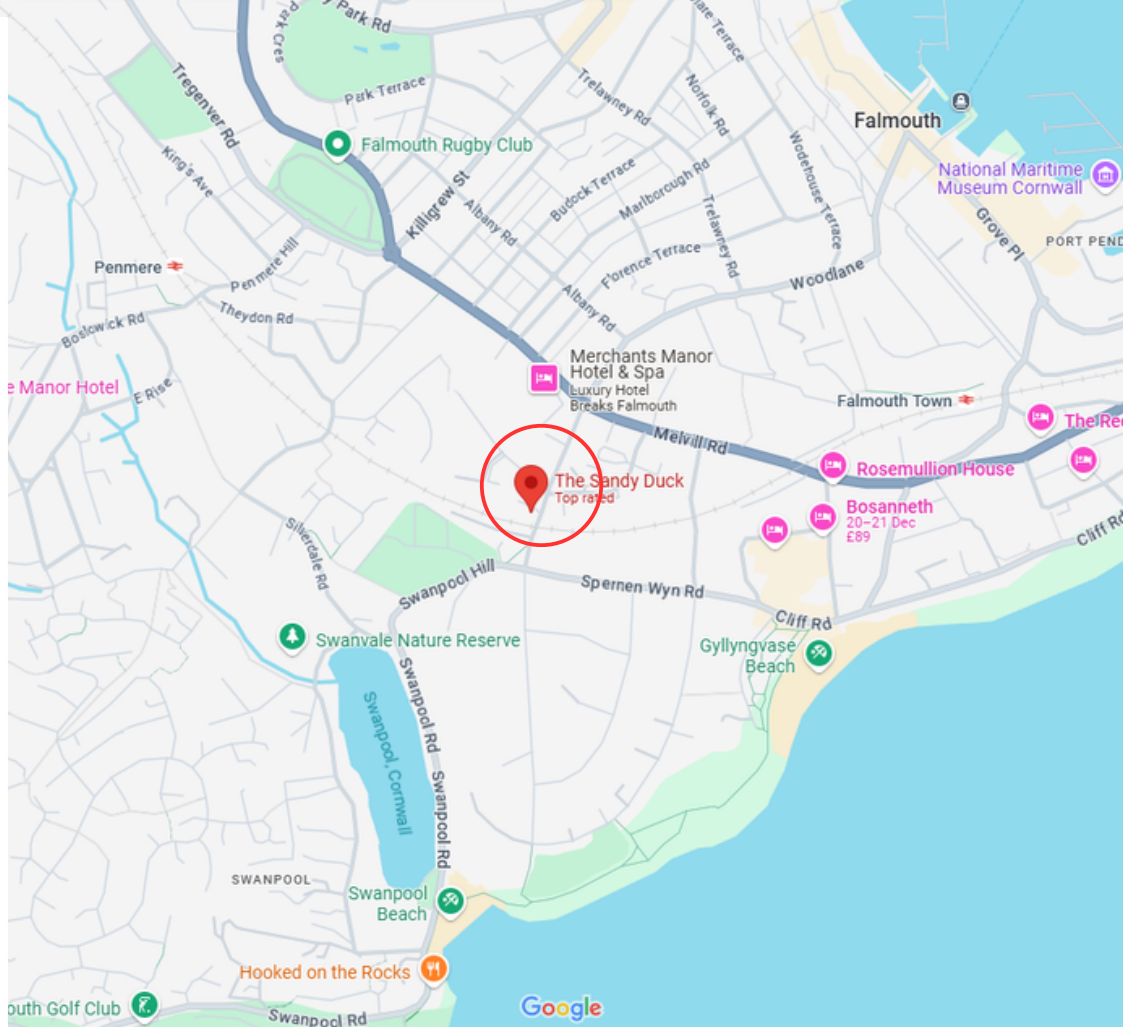
FLOORPLAN











CHARTERED SURVEYORS

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