





BLUE SEAS

13 REGENT TERRACE, PENZANCE, CORNWALL TR18 4DW

- An exceptional, Grade II Listed guest house located in one of Cornwall's most popular terraces near Penzance seafront and promenade
- Up to eight well-appointed en-suite guest bedrooms, four enjoying a sea view towards Mounts Bay
- Guest lounge, taking in the sea view, and a well-proportioned dining room
- Versatile owners' accommodation including a private lounge, study, three bedrooms and a shower room/wc
- Pleasant stocked gardens and a car park for up to nine vehicles
- Turnover in excess of £130,000 producing good levels of net profitability
- An outstanding lifestyle opportunity to live and work in one of Cornwall's most select and sought after trading locations with stunning views

FREEHOLD

GUIDE £799,999 PLUS SAV

SOLE AGENT



LOCATION

This elegant, double-fronted Period guest house is located on the favoured Regent Terrace in Penzance, conveniently situated for the sea front, promenade, Jubilee Pool, gardens and town centre amenities.

Penzance is one of Cornwall's principal towns located on the south coast and centred around an agent harbour with views across Mounts Bay to St Michaels Mount and beyond. The town serves as the main administrative, retail, social and leisure centre for West Cornwall, 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 popular destinations such as St Michaels Mount, Land's End, Mousehole, Marazion, St Ives, Porthcurno and the Minack Theatre. Many visitors to the Isles of Scilly often spend days before and after their trip in Penzance as the Scillonian Ferry and helicopter departs from the town.

DESCRIPTION

Blue Seas guest house has been subject to a carefully planned refurbishment campaign by the current proprietors and now offers high quality guest accommodation which briefly includes, entrance vestibule; welcoming reception hall; guest lounge, taking in a sea view; a sizeable dining room; equipped kitchen; utility room; and up to eight beautifully appointed en-suite guest bedrooms, four of which take in the sea views towards Mounts Bay.

The versatile owners' accommodation includes a private lounge; study; shower room and three bedrooms. A prospective purchaser may choose to take the entire second floor as owners' accommodation, so incorporating another ensuite bedroom. Our clients currently utilise Room 3 as a laundry room which has a bathroom they use also. All rooms to the front enjoy the superb, elevated sea views.

Externally, to the rear is an enclosed courtyard garden for the owners' use, adjacent to the utility room is a store room, and to the front is a generous, south facing lawned garden with some outside seating for guests to enjoy. Across the access lane is a private car park for up to nine vehicles.

We are sure discerning purchasers will appreciate that this high quality guest house offers a genuine opportunity to acquire an established lifestyle business with a good balance of quality guest and owners' accommodation in a desirable trading location close to the sea front, town centre, gardens and railway station.

Further information can be viewed by visiting our clients' website (www.blueseashotel-penzance.co.uk).

THE BUSINESS

Our clients, now wishing to retire after owning this quality guest house for some 25 years, principally trade Easter to the end of October. The trading profit and loss accounts for year end 31st March 2024 showed a turnover of £132,396, producing an adjusted net profit in the region of £60,000 per annum. It is worth noting that our clients generate their bookings from repeat custom and their own website, so potential does exist to enhance this already successful business by utilising external booking sites.

Also, the sales above are derived from the letting of seven guest bedrooms, so reintroducing the eighth en-suite guest bedroom will certainly boost sales further.

In the normal manner, further detailed accounting information will be made available to seriously 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.

SERVICES

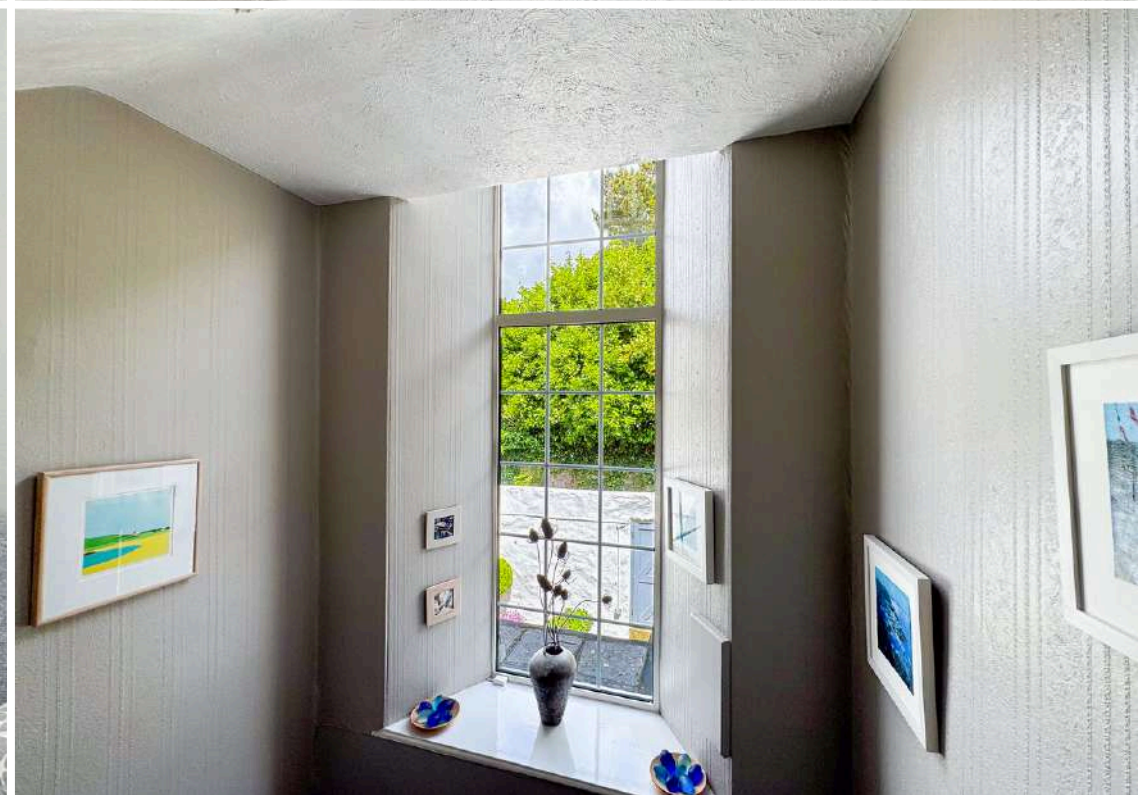
Services connected to the premises include mains water, drainage, gas and electricity. (We would point out that no testing of any of the services has been carried out by the agent.)

BUSINESS RATES

The property has a Rateable Value of £10,000 (VOA website 2023 List). Prospective purchasers should confirm actual rates payable with the local billing authority (www.voa.gov.uk).

EPC

The guest house has an EPC Rating of B under Certificate Reference Number 2301-4038-5942-7133-9238.



VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property the joint selling agents
SBC Property
Daniell House
Falmouth Road
Truro
Cornwall TR1 2HX



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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.



Blue Seas Guest House, Regents Terrace, Penzance, TR18 4DY

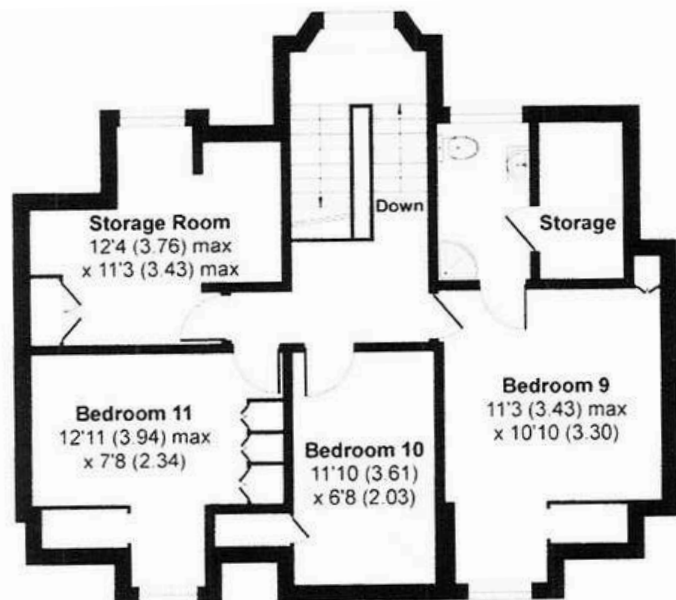
Approximate = 3547 sq ft / 329.5 sq m

Limited Use Area(s) - 8 sq ft / 0.7 sq m

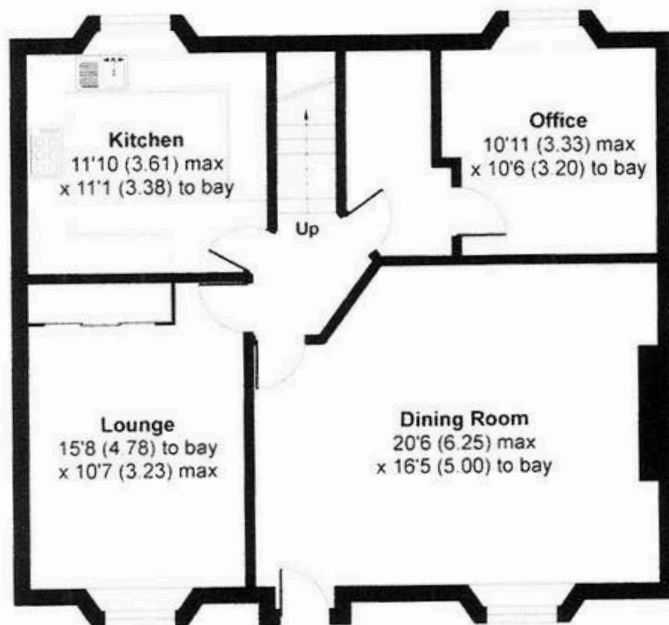
Outbuilding = 140 sq ft / 13 sq m

Total = 3695 sq ft / 343.2 sq m

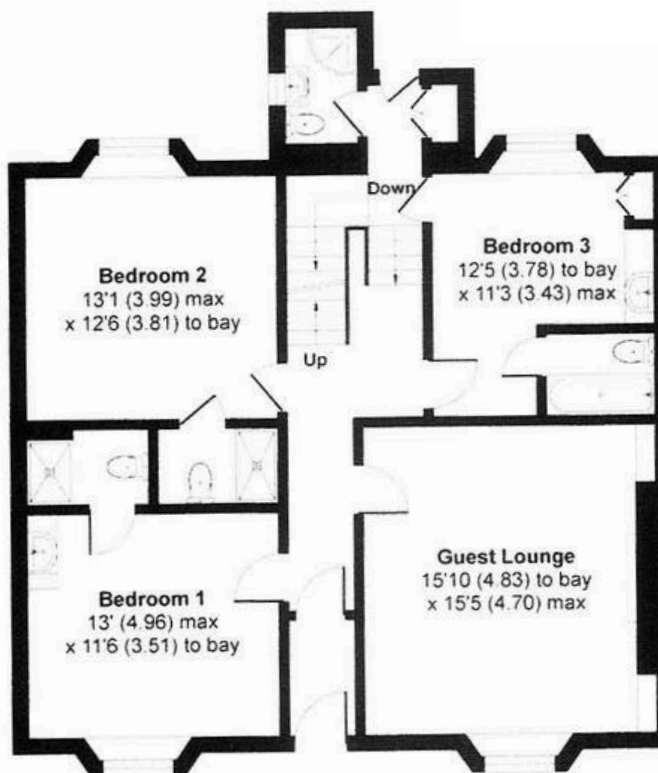
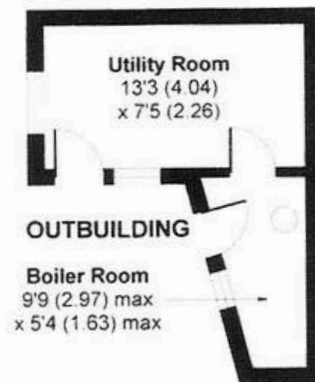
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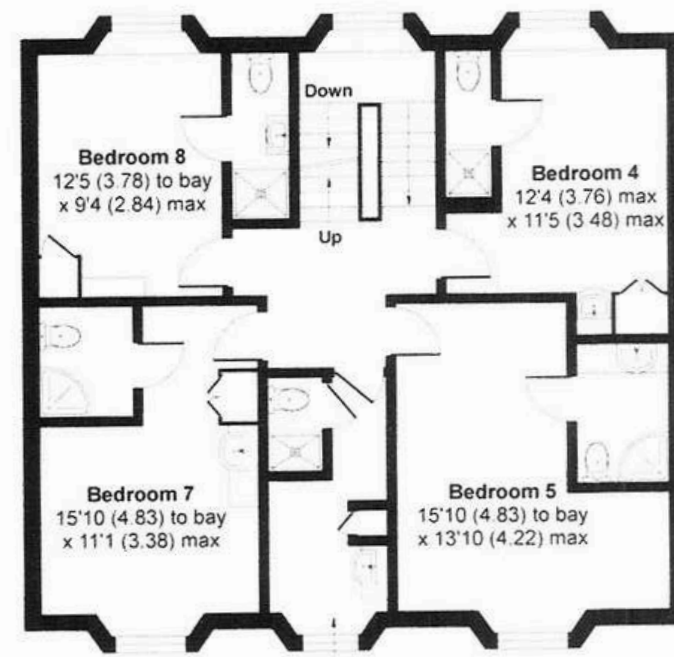
SECOND FLOOR



LOWER GROUND FLOOR



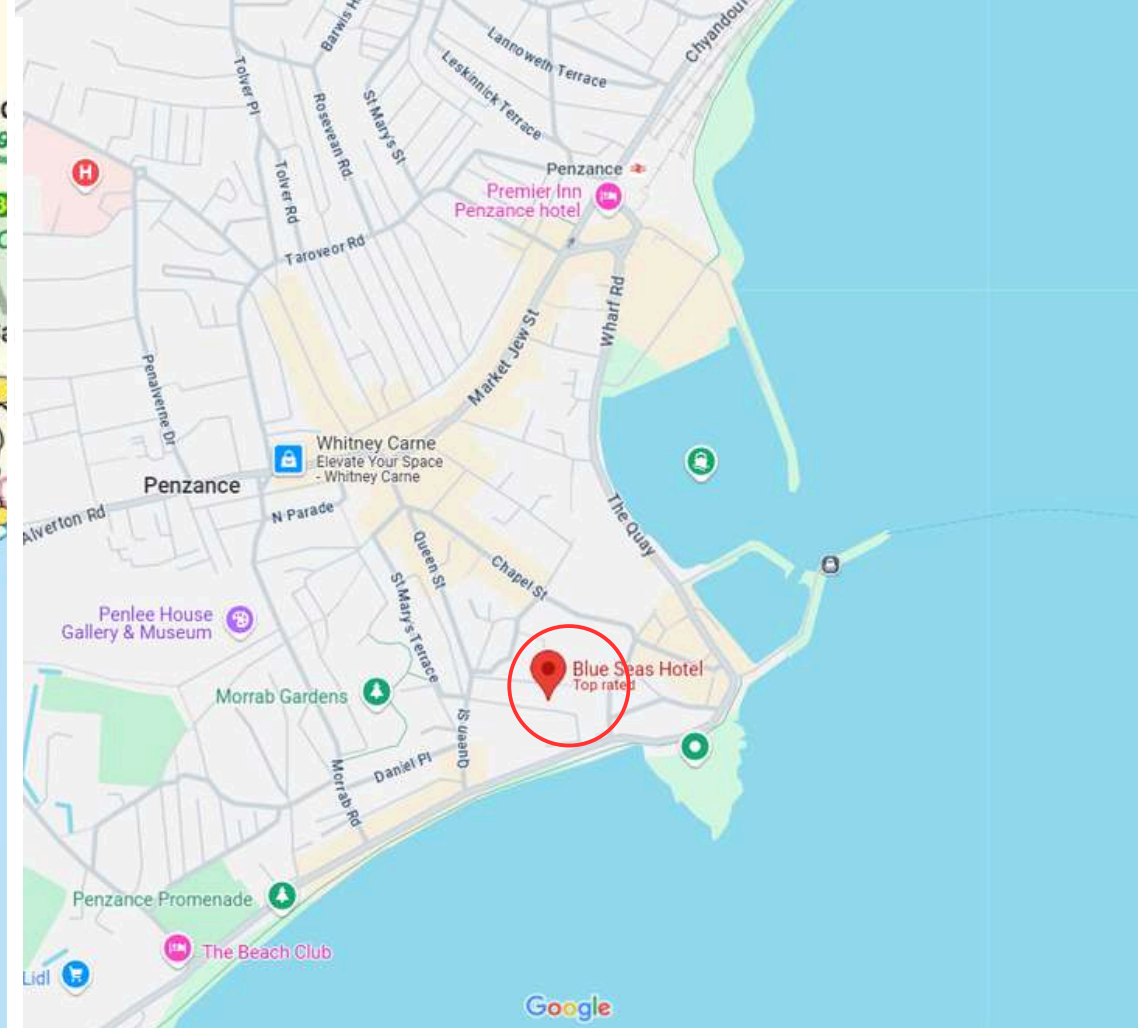
GROUND FLOOR



FIRST FLOOR







CHARTERED SURVEYORS

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