





The Mustard Tree

St Ives Road, Carbis Bay, Cornwall TR26 2JX

- A highly rated and extremely well appointed guest house enjoying a prominent trading location in Carbis Bay, enjoying some fine sea views towards Carbis Bay and Godrevy Lighthouse in the distance
- Welcoming reception hall, a spacious dining room for up to 26 covers, guest lounge, equipped kitchen and laundry
- Nine quite superb guest bedrooms, some enjoying the sea vista
- Spacious and versatile owners' accommodation with sitting room, conservatory and two en-suite double bedrooms
- Generous, beautifully landscaped gardens and a sizeable car park
- Average gross turnover of £132,000 over recent years with good levels of profitability
- An outstanding lifestyle opportunity to live and work in one of Cornwall's most select and sought after regions with stunning views

FREEHOLD

Guide £999,950 PLUS SAV

SOLE AGENT



LOCATION

The Mustard Tree guest house enjoys a prominent trading location on St Ives Road, Carbis Bay, the main access route into the harbour resort of St Ives. Carbis Bay has a fine sandy beach and takes in beautiful sea views across to Gwithian and Godrevy Lighthouse. Carbis Bay is accessed via the A30 Trunk Road with Hayle within five miles and Penzance approximately 10 miles.

St Ives, on of the UK's leading holiday destinations, offers a picturesque harbour, beautiful sandy beaches and quaint narrow streets with a range of restaurants, galleries and retail outlets. St Ives is also home to the St Ives School of Painting and Tate Cornwall.

DESCRIPTION

The Mustard Tree guest house, which benefits from exceptional ratings on Expedia, Hotels.com and TripAdvisor, briefly comprises a welcoming reception hall; a spacious dining room for up to 26 diners; guest lounge; nine quite superb guest bedrooms (8 en suite and 1 with private shower room), four located on the ground floor and five on the first floor, with many taking in the superb vista towards Carbis Bay, Gwithian and Godrevy Lighthouse. The spacious and versatile owners' accommodation includes sitting room; large conservatory; fitted kitchen; laundry/utility and two en-suite double bedrooms. The property is warmed by gas-fired central heating and includes double glazed windows.

This immaculate guest house is set in a most generous plot which includes beautifully landscaped, stocked gardens and a sizeable car park, which is certainly rare in this location.

We are sure discerning purchasers will recognise that the Mustard Tree offers an outstanding lifestyle opportunity to live and work in one of Cornwall's most select and sought-after areas, set in generous grounds and offering a fine balance of guest and owners' accommodation, whilst taking in breathtaking, elevated views across Carbis Bay towards Godrevy Lighthouse and beyond.

For further information, interested parties are welcome to view our clients' website (www.mustard-tree.co.uk).

THE BUSINESS

This successful bed and breakfast business is family-run and is an ideal base for guests to explore the ever popular St Ives and Carbis Bay area. The business trades beyond the VAT threshold and produced an average gross turnover of £132,000 (including VAT) over recent years, from approximately 8 months trade. In the normal manner, further detailed accounting information will be made available to seriously interested parties following a viewing appointment.

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, 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 £11,500 (VOA website 2023 List). Prospective purchasers should confirm actual rates payable with the local billing authority (www.voa.gov.uk). The property currently benefits from Small business rate relief.

ENERGY PERFORMANCE CERTIFICATE

The Mustard Tree has an EPC Rating of B under Certificate Reference Number 9483-3025-0538-0400-2325.

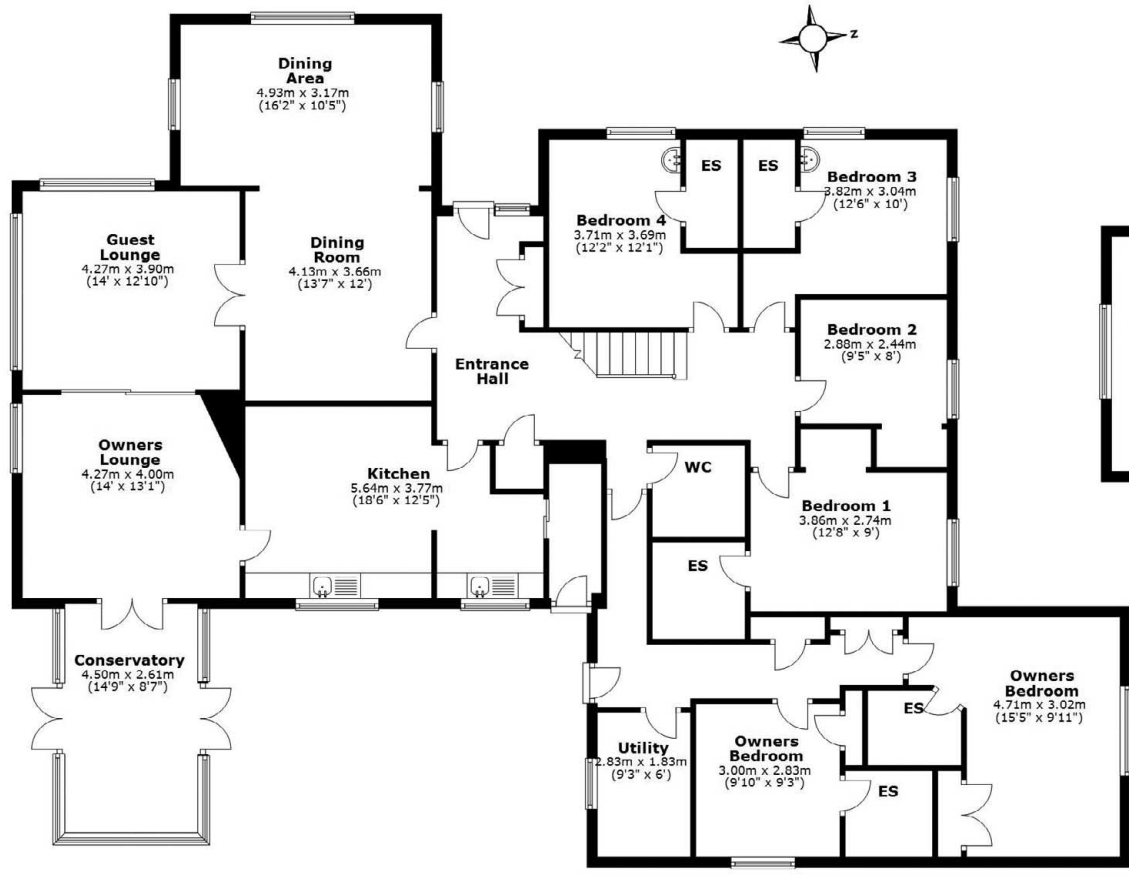
VIEWING

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





Ground Floor
Approx. 236.2 sq. metres (2542.3 sq. feet)



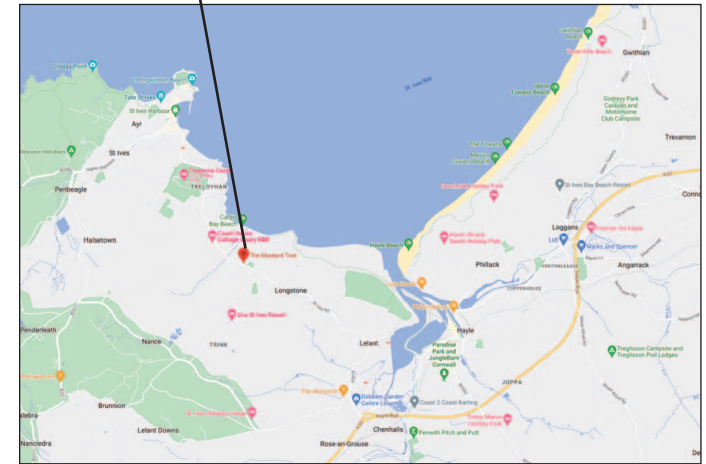
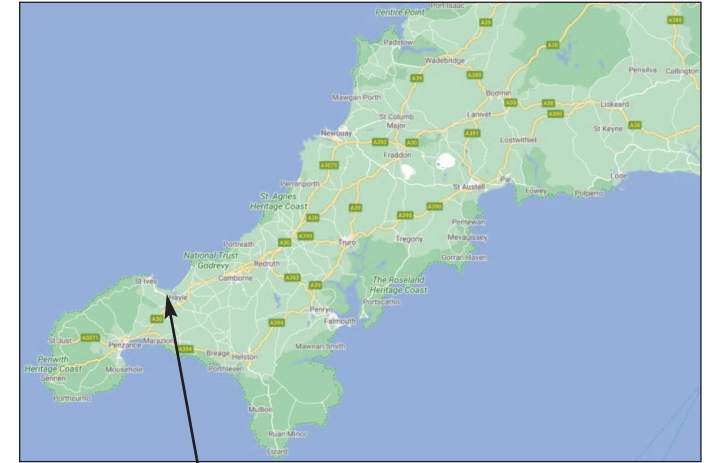
First Floor
Approx. 132.6 sq. metres (1427.1 sq. feet)



Total area: approx. 368.8 sq. metres (3969.4 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 Mustard Tree, Carbis Bay



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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.