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The Summer House

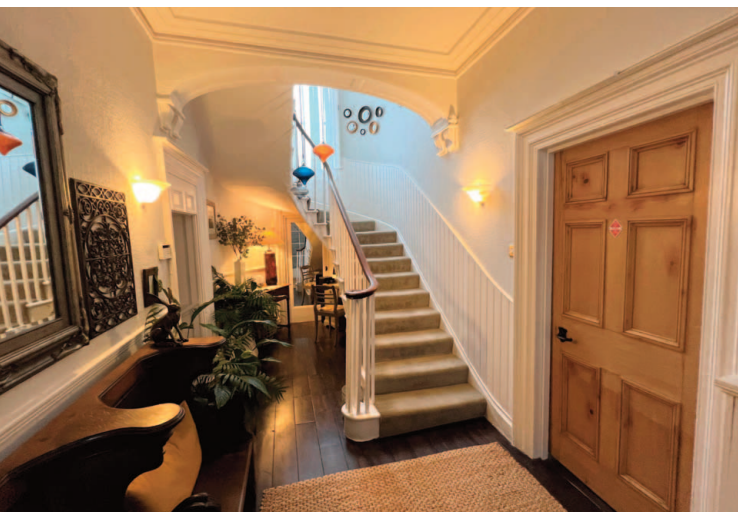
Cornwall Terrace, Penzance, Cornwall TR18 4HL

- A stunning, Grade II Listed Georgian guest house enjoying a tucked away location, yet approximately 50m from the seafront at Penzance Promenade
- Quite superb guest accommodation with reception hall, well-appointed guest lounge with three large Georgian windows and a well-appointed dining room
- Up to five luxury en-suite guest bedrooms
- Delightful courtyard gardens, one for the owners' private use, and parking for up to five vehicles
- Versatile owners' accommodation including a spacious open-plan living room with kitchen, two bedrooms, dressing room, study and wet room
- Deliberately trading under the VAT threshold, opening approximately 120 days per calendar year
- Planning consent to change to a private dwelling if preferred

FREEHOLD

GUIDE £875,000

SOLE AGENT



LOCATION

This elegant Grade II Listed Georgian guest house enjoys a tucked away location on Cornwall Terrace, yet conveniently is only approximately 50m from the seafront at Penzance Promenade and is convenient for the Jubilee Pool, gardens and town centre amenities.

Penzance is one of Cornwall's principal towns located on the south coast and centred around an ancient harbour with views across Mounts Bay to St Michael's 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 Michael's Mount, Lands 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

The Summer House has been subject to a carefully planning improvement and refurbishment campaign by the current proprietors and now offers high quality guest accommodation which briefly includes, entrance vestibule with glazed doors leading to a welcoming reception hall; a beautifully appointed guest lounge with three large Georgian windows; a well-proportioned dining room currently laid out for 10 covers; a well-equipped kitchen breakfast room; office; up to five luxury en-suite guest bedrooms and versatile owners' accommodation including an open-plan living room with fitted kitchen; two bedroom (one en-suite); dressing room; study area and a wet room.

A real feature of The Summer House are the two sizeable courtyard gardens, one for the guests' use, which has been utilised for al-fresco dining, and the other a private garden for the owners. The property also provides a car park for up to five vehicles, which is certainly a real asset given the close proximity to the seafront.

We are sure discerning purchasers will appreciate that this luxury, boutique guest house offers a unique opportunity to acquire an established, lifestyle business with a fine balance of quality owners and guest accommodation in a desirable trading location, close to the seafront, town centre, gardens and railway station.

Further information can be viewed by visiting our clients' website (www.thesummerhousepenzance.com).

THE BUSINESS

The Summer House principally trades on a bed and breakfast basis, opening 4 of the 5 rooms April to mid October, deliberately up to the VAT threshold. The

business has built up an excellent reputation and currently enjoys high ratings such as 9.8 with Booking.com, 5* with TripAdvisor which has produced strong repeat business and is listed in Sawdays targeting a high net worth customer audience. In 2021 the premises secured an alcohol licence which enhanced wine and bottled beer sales in the courtyard garden during the summer months. In addition, our clients have also offered Charcuterie, cheese and meze boards which have provided a simple further income stream.

Obviously, more commercially driven proprietors could enhance sales further by offering all 5 rooms over a longer trading period and perhaps introduce cream teas and evening dinners if desired. In the normal manner, further accounting will be made available to seriously interested parties following an initial 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 £7,800 (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 C under Certificate Reference Number 9843-3498-8422-5081-3263.

AGENTS NOTE

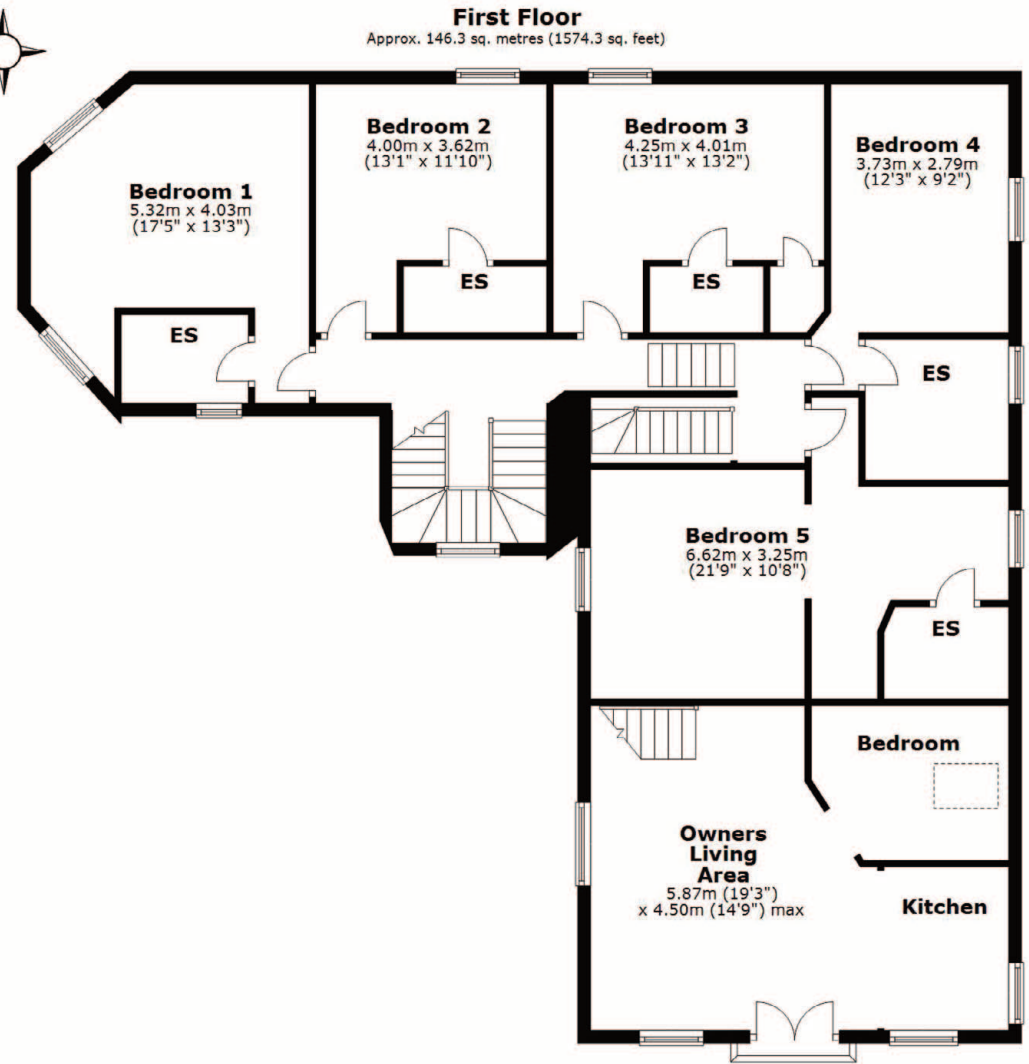
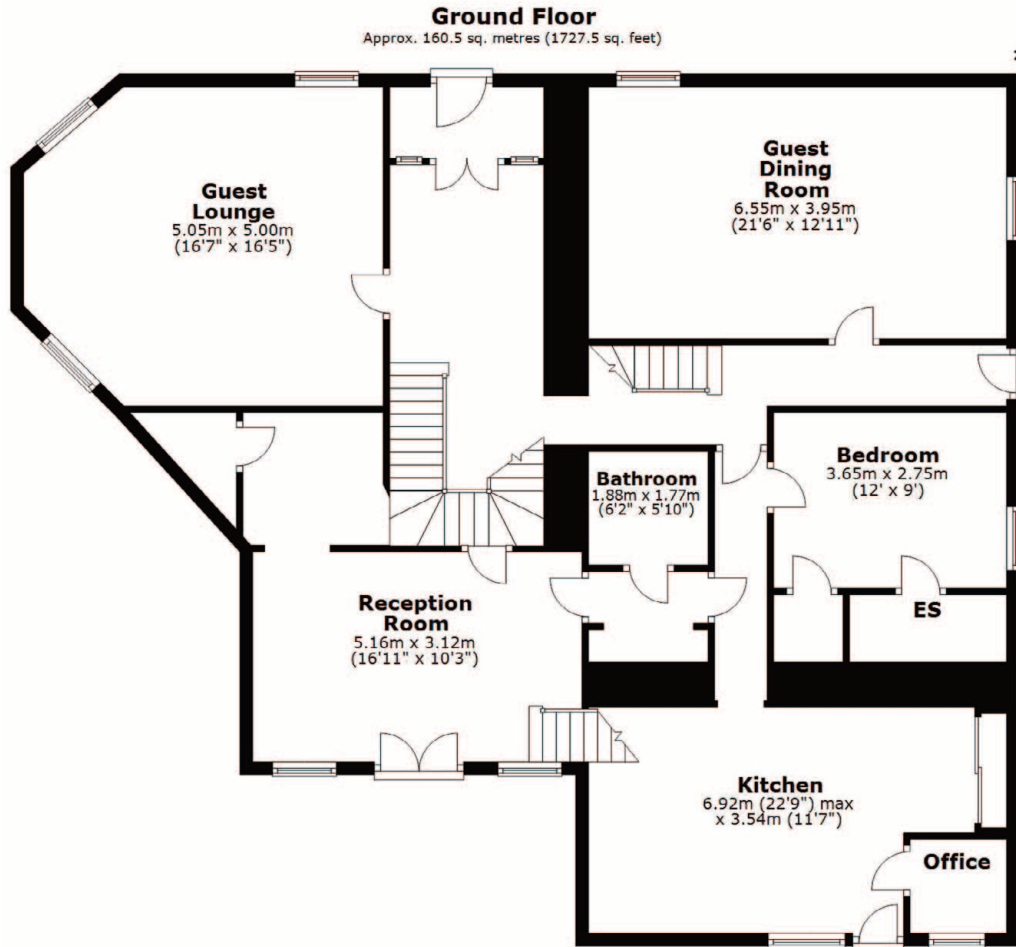
Under application number PA23/06993, the Summer House has gained conditional planning consent to change of use from Bed and Breakfast Use Class C1 to residential Use Class C3.

VIEWING

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



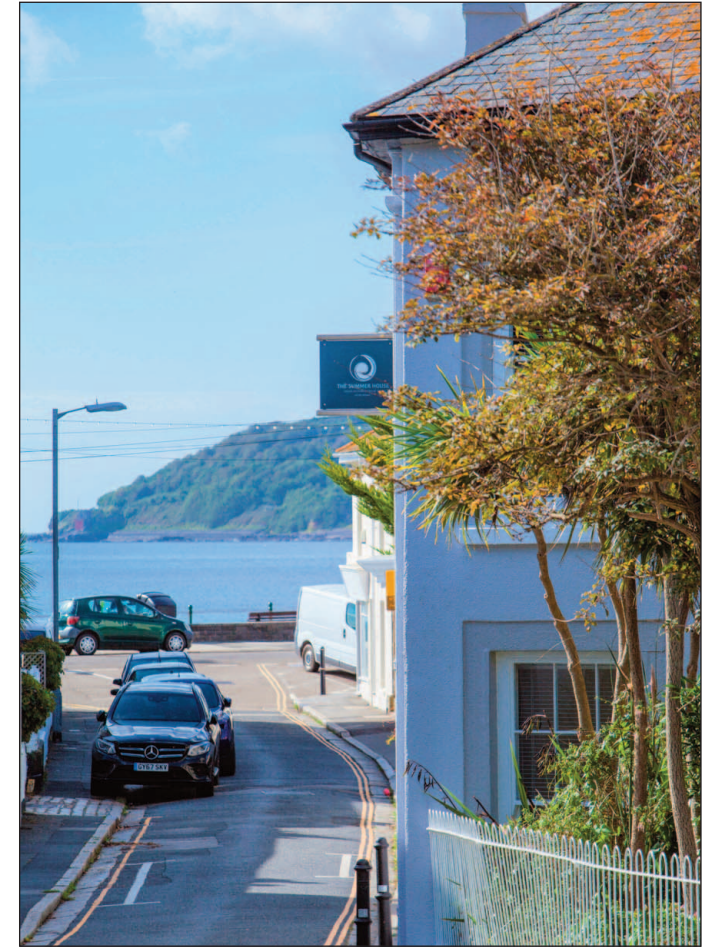




Total area: approx. 306.8 sq. metres (3301.8 sq. feet)

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.

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CHARTERED SURVEYORS COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

DANIELL HOUSE
FALMOUTH ROAD
TRURO TR1 2HX

T: 01872 245819

E: Russell@sbcproperty.com

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