





Thurlestone Guest House

St Ives Road, Carbis Bay, St Ives, Cornwall, TR26 2RT

- An AA-4* Rated guest house enjoying a prominent trading location in Carbis Bay, taking in some fine sea views over Carbis Bay towards Godrevy Lighthouse
- Up to eight guest suites (all en-suite)
- A welcoming reception hall, breakfast room and spacious commercial kitchen
- Private owners' apartment with living room, two bedrooms, two bathrooms and terrace
- Trading up to the VAT threshold on a seasonal basis
- An outstanding lifestyle opportunity to live and work in one of Cornwall's most select and sought-after areas

FREEHOLD

GUIDE PRICE - £845,000

SOLE AGENT



LOCATION

Thurlestone 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 Godrevy Lighthouse. Carbis Bay is accessed via the main A30 trunk road with Hayle within 5 miles and Penzance approximately 10 miles.

The picturesque resort of St Ives offers a stunning 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

This extremely well-appointed detached guest house currently offers seven en-suite guest bedrooms (six doubles and one single) and a further two-room suite is currently occupied by a family member, which could be reintroduced to the guest accommodation. The AA-4* Rated guest house also includes a welcoming reception hall, well-appointed breakfast room, equipped commercial kitchen and a private owners' suite offering a living room with private terraced garden, two bedrooms and two bathrooms. The property warmed by gas-fired central heating and benefits from double glazed windows.

The rooms to the front of the property take in the fine elevated views towards Carbis Bay and Godrevy Lighthouse.

Externally, to the front is a parking area for five vehicles and to the rear is an additional decked terrace with stocked borders.

We are sure discerning purchasers will recognise that the Thurlestone Guest House offers an outstanding lifestyle/home and income opportunity to live and work in one of Cornwall's most select and sought-after coastal areas with a fine balance of guest and owners' accommodation.

Interested parties are welcome to view our clients' website (www.thurlestoneguesthouse.co.uk).

THE BUSINESS

The successful bed and breakfast business deliberately trades up to the VAT threshold, currently offering seven guest bedrooms from April to September. Obviously, more commercially driven proprietors may decide to reintroduce the ground floor two room suite, which is currently occupied by a family member, to the guest accommodation and also may decide to extend the current trading period. Further accounting information will be made available to seriously interested parties following an initial viewing appointment.

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.)

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.

BUSINESS RATES

The property has a Rateable Value of £7,600 (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 D under Certificate Reference Number 9128-3063-0328-0500-8491.

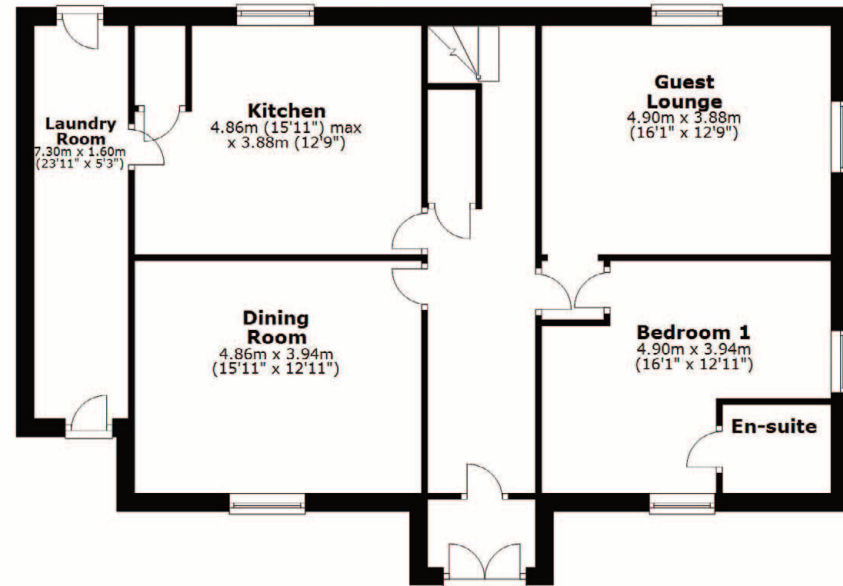
VIEWING

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



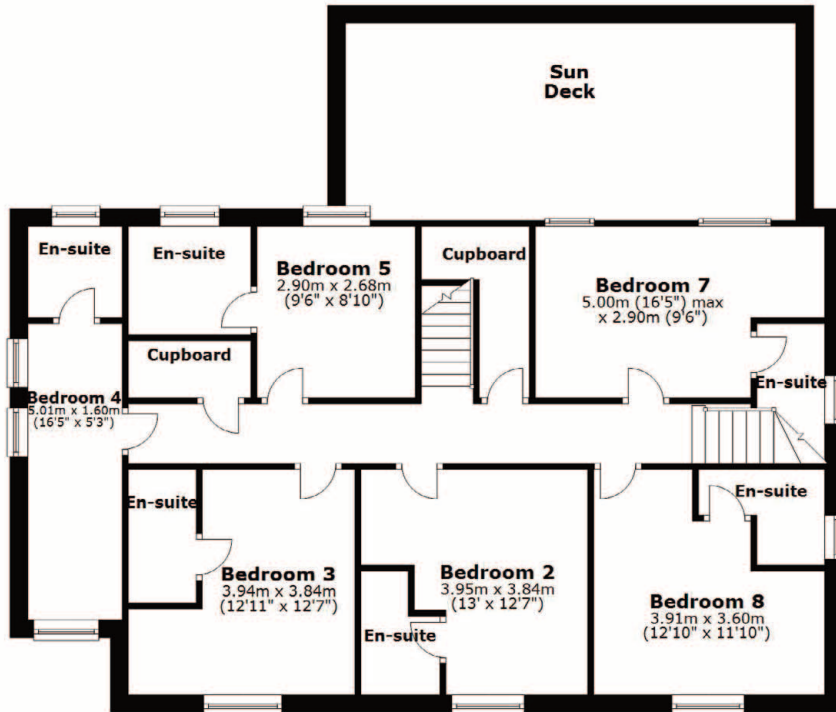
Ground Floor

Approx. 107.6 sq. metres (1158.2 sq. feet)



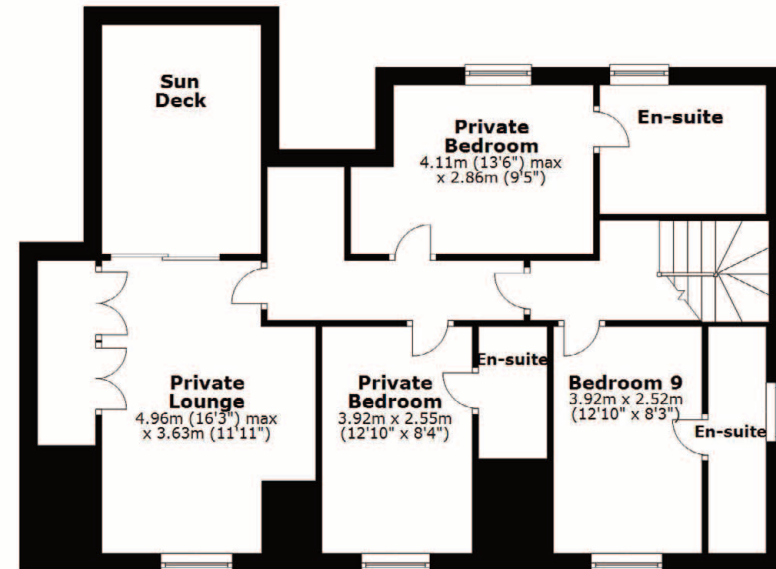
First Floor

Approx. 131.1 sq. metres (1411.2 sq. feet)



Second Floor

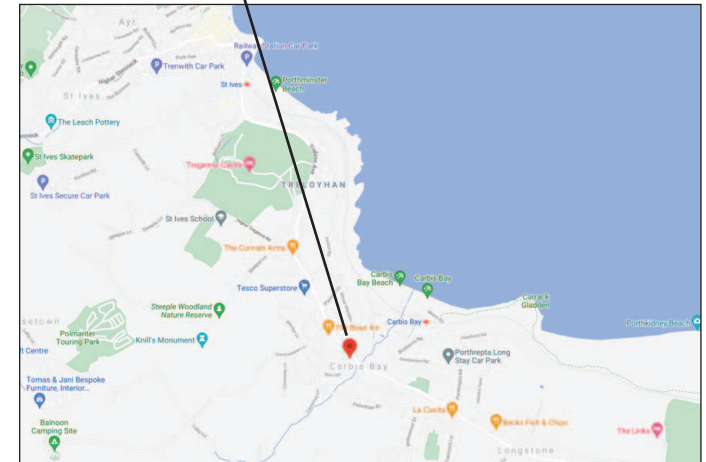
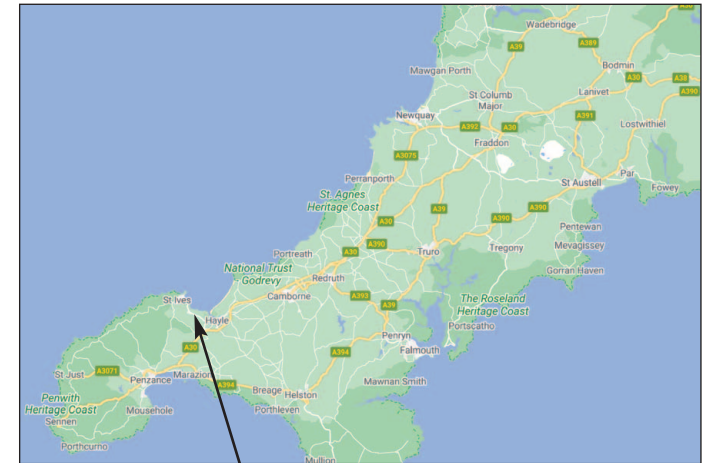
Approx. 94.9 sq. metres (1022.0 sq. feet)



Total area: approx. 333.7 sq. metres (3591.5 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 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.