

BARROWFIELD HOTEL

1-5 HILGROVE ROAD, NEWQUAY TR7 2QY



BARROWFIELD HOTEL

"Significant coastal Hotel with 80 en suite bedrooms situated in Newquay, circa 200 yards from Tolcarne Beach and easily accessible from the town centre"

80 en suite bedrooms

Restaurant with 170 covers

Coffee shop, reception and lounge bar

Ballroom with capacity for up to 130

Indoor swimming pool, sauna and solarium

Games and snooker room

22 parking spaces

Recently refurbished

Freehold

CONNECTIVITY

Newquay centre 0.3 miles

Truro 12.7 miles

Plymouth 49.9 miles

Newquay Train Station (direct line to London Paddington) 0.4 miles

Newquay Airport 5.3 miles



BH

NEWQUAY



Newquay is Cornwall's leading coastal resort town and is situated approximately 15 miles to the north of Truro and six miles to the west of the A30. Newquay is home to eleven sandy beaches and various festivals and events, most notably Boardmasters, which attracts another 50,000 visitors over one weekend in early August. Popular local tourist attractions include the Eden Project, the Lost Gardens of Heligan and the South West Coast path, which runs through the town.

The Hotel is situated to the north of Newquay town centre on Hilgrove Road, only 0.1 miles from the seafront and the beaches of Lusty Glaze and Tolcarne. The town centre is in close proximity, allowing for the Hotel to benefit from the town's pubs and clubs.

CONNECTIVITY

Accessed via Hilgrove Road, Barrowfield Hotel is situated in a prominent position 200 yards from Tolcarne Beach. The property affords excellent connectivity with the A392 approximately 1.0 miles away. Newquay Train Station is 0.4 miles from the property and benefits from a direct line to London Paddington. Newquay Airport is 5.3 miles away and offers domestic and continental flight routes.

BARROWFIELD HOTEL

The Hotel was originally constructed as a Victorian villa which was redeveloped in the 1970s to become a purpose-built hotel. The Hotel is arranged across the basement, ground and three upper floors. A two-story annexe is linked to the north of the main building. The Leisure facilities include an indoor swimming pool, sauna and a solarium.





HOTEL ACCOMMODATION

The Hotel provides 80 en suite bedrooms. A breakdown of the room categories is provided below:

| <u>Room Grade</u> | <u>Quantity</u> |
|--------------------|-----------------|
| Single | 8 |
| Double | 26 |
| Twin | 23 |
| Triple | 5 |
| Double with Single | 10 |
| Family | 6 |
| Suite | 2 |
| Total | 80 |



FOOD, BEVERAGE & EVENTS FACILITIES

The Hotel offers extensive Food, Beverage, and Events space. The breakdown is provided below.

| Room | Covers |
|-------------|--------|
| Restaurant | 170 |
| Coffee Shop | 15 |
| Lounge Bar | 60 |
| Ballroom | 130 |



LEISURE AREAS

Leisure facilities include heated indoor swimming pool, sauna, and solarium.

In addition, there is a games and snooker room.

AMENITIES AND EXTERNAL AREAS

The site extends to 0.6 acres.

Externally, there is parking for up to 22 cars.



GENERAL INFORMATION

SERVICES

All mains services.

TENURE

Freehold.

TUPE

The purchaser will be required to comply with the relevant legislation in respect of present employees.

EPC

EPC Rating - C.

VAT

Should the sale of the property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

FIXTURES AND FITTINGS

Trade inventory will be included in the sale. Stock at valuation on completion.

LOCAL AUTHORITY

Newquay Town Council
Municipal Offices, Marcus Hill, Newquay TR7 1AF
M: 01637 878388

RATEABLE VALUE

£63,000 for the Hotel and premises.

VIEWINGS

Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

CONTACTS

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