



GREEN APPLE B&B, ST. IVES ROAD, CARBIS BAY, ST. IVES, TR26 2SX

Green Apple Bed & Breakfast is a stunning 9 bed, with 2 bed owner's, guest house located in beautiful Carbis Bay, just outside St Ives. Under our client's ownership it has been decorated to a high standard, with all rooms having tea & coffee facilities, modern en-suites (with the exception of one room which is undergoing refurbishment) with the front rooms all having stunning sea and coastal views.

This represents an opportunity for a new owner to put their stamp on an already very successful and profitable business, whilst offering the chance to live in one of the most beautiful parts of Cornwall.

Guide Price: £895,000

- WELL PRESENTED GUEST HOUSE IN POPULAR LOCATION
- 9 EN-SUITE LETTING ROOMS
- GENEROUS 2 BED OWNER'S ACCOMMODATION
- TURNOVER £136,300 YE MARCH 2022
- SEA VIEWS FROM FRONT ROOMS
- OFF ROAD PARKING

LOCATION:

Carbis Bay, recently host of the G7, is located just outside of St Ives and is an ever popular tourist destination with its glorious beaches and coastal beauty. Carbis Bay has its own trainline with links to Truro, and then onward to Exeter, Bristol and London.

SCHEDULE OF ACCOMMODATION:

Ground floor:

Entrance hallway

Guest's lounge & diner

1 letting room with ensuite

Through to...

2 bed owner's accommodation with separate lounge diner, kitchen, and W/C with access to courtyard and hot tub

First floor:

6 letting rooms all en-suite

Second floor:

2 letting rooms all en-suite

BUSINESS:

Our client made the decision to be VAT registered and has reaped the rewards. Adjusted Net Profit for ye March 2022 is at £92,026, whilst the four year average ANP is £58,013, which given the Covid year is extremely healthy.

Turnover is as below:

£136,300 YE March 2022

£77,446 YE March 2021 (Covid year)

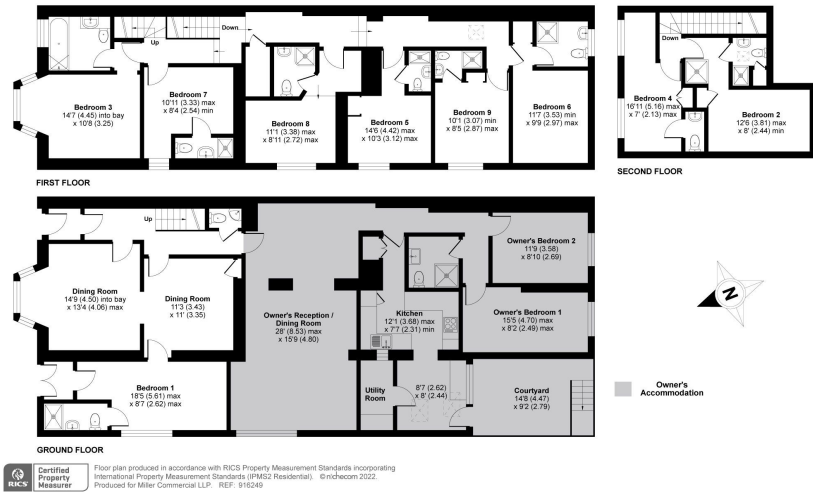
£95,103 YE March 2020

£96,310 YE March 2019



St. Ives Road, Carbis Bay, St. Ives, TR26 2SX

Approximate Area = 3342 sq ft / 310.5 sq m
For identification only - Not to scale



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EXPANSION SCOPE:

Our client has made the most of the tourism boom Cornwall has experienced in the last few years, however one of the letting rooms on the second floor has not been utilised; there is obvious growth here.

Furthermore our client is drawing up plans with an architect to turn the second floor into a penthouse style letting suite, which would increase the earning potential of this business. For larger families there is also scope on the ground floor to incorporate 'Bedroom 1' back into the owner's accommodation if required, as there is a boarded up door between 'Bedroom 1' and the Owner's Reception/ Dining Room'.

Overall this represents an exciting opportunity to either walk straight into a thriving business, as well as scope for expansion.

VAT:

All the above prices are quoted exclusive of VAT.

LOCAL AUTHORITY:

Cornwall Council
General Enquiries 0300-1234-100
Planning 0300-1234-151
www.cornwall.gov.uk

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £7,700. To find out how much business rates will be payable there is a business rates estimator service via the website.

SERVICES:

Prospective owners should make their own enquiries of the appropriate statutory undertakers:
National Grid: 0800 096 3080
South West Water: 0800 169 1144
Wales and West Utilities: 0800 912 2999

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Rating for this property is C (56).

CONTACT INFORMATION:

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