



## MORDON LODGE, 134 MOUNT WISE, NEWQUAY, CORNWALL, TR7 1QP

This is an incredibly rare opportunity to acquire a Leasehold Accommodation led business in one of the South Wests most popular year round tourist destinations. Our clients specialise in group bookings with the seven bedrooms sleeping 22 guests in total and guests can book on a room by room basis or, as is often the case, they may well book the entire property. The business is being offered for sale at a guide price of £75,000 and is available with the residue of a 10 year lease which commenced in January 2021 at a passing rental of £24,000 per annum.

**GUIDE PRICE £50,000 LEASEHOLD**

- LEASEHOLD GUEST HOUSE/HOSTEL
- CENTRAL LOCATION IN A POPULAR COASTAL RESORT
- 7 LETTING BEDROOMS, SLEEPING 22 GUESTS
- PRIVATE OWNERS ACCOMMODATION
- BAR FOR RESIDENTS AND NON RESIDENTS ALIKE
- IDEAL FIRST BUSINESS VENTURE
- EPC D (57)









### LOCATION:

Located on Cornwall's Atlantic Coast, Newquay has previously been voted as One of the Nation's Favourite Seaside Towns in the prestigious Which Holiday Survey, Best Family Holiday Destination by readers of COAST magazine, and has won Gold for Best Seaside Towns for Families by Days Out with the Kids. Newquay also has some of Cornwall's finest beaches and attracts hundreds of thousands of visitors year round, making it the perfect location for a business of this nature.

### THE BUSINESS:

Mordon Lodge trades year round and caters for group bookings who book on a room by room basis or, as is sometimes the case, they may choose to book out the entire venue. The business is run on a day to day basis by a live-in Manager with the assistance of seasonal cleaners and housekeeping staff when required, and in our opinion, would be very manageable business for a couple seeking their first business venture.

The accounts for the year end to December 2021 show a turnover of £130,564, full accounts will only be made available to a prospective purchasers subject to a viewing appointment in the first instance,

### THE PROPERTY: GROUND FLOOR:

Bar/Seating Area with a variety of fixed and freestanding seating and tables, bar stools, poseur tables, wall mounted TV, DJ booth, Lighting rig and sound system. Bar/Servery with a fitted cocktail station, bottle fridge, glasswasher, CCTV monitor, Zettle card machine.

Customer Toilet and small cellar/bottle store. Kitchen/dining room, tiles flooring, range of base and wall units, dishwasher, washing machine, gas hob, fridge freezer, inset sink and drainer, oven and grill, extractor canopy. Owners bedroom with en-suite shower room and direct access to a small private balcony.

### LETTING ROOMS:

The seven letting rooms are laid out over the first and second floors and are currently configured to sleep 22 guests in total, with the majority of the rooms benefitting from en-suite facilities. Whilst the current owners have chosen to target group bookings, new owners may choose to adapt the accommodation to pursue a more traditional Guest House business model.

### OUTSIDE:

As previously alluded to, Mordon Lodge has a Bar that is open to residents and non-residents alike and to the front elevation is an enclosed seating area for its patrons. To the rear of the building is a car park with space for 6 cars.

### TENURE (LEASEHOLD):

The business is being offered for sale by way of an assignment of the existing 10 year lease which commenced on 1 January 2021 at a passing rental of £24,000 per annum. The Lease is excluded from the renewal provision. A copy of the lease is available from the selling agent upon request.

### PREMISES LICENCE:

We understand the business currently holds a premises licence in respect of the sale of liquor for consumption on and off the premises.

### STOCK:

To be taken at valuation.

### VAT:

All the above prices/rentals are quoted exclusive of VAT, where applicable.

### LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

### 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 £5,100. To find out how much business rates will be payable there is a business rates estimator service via the website.

### ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D (57).

### SERVICES:

Prospective owners should make their own enquiries of the appropriate statutory undertakers:  
Western Power: 0845 601 2989  
South West Water: 0800 169 1144  
Transco: 0800 111 999

### LOCAL AUTHORITY:

Cornwall Council: 0300 1234 100  
Planning: 0300 1234 151  
[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

### VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

**Graham Timmins** on 01872 247019

Email [gt@millers-commercial.co.uk](mailto:gt@millers-commercial.co.uk)

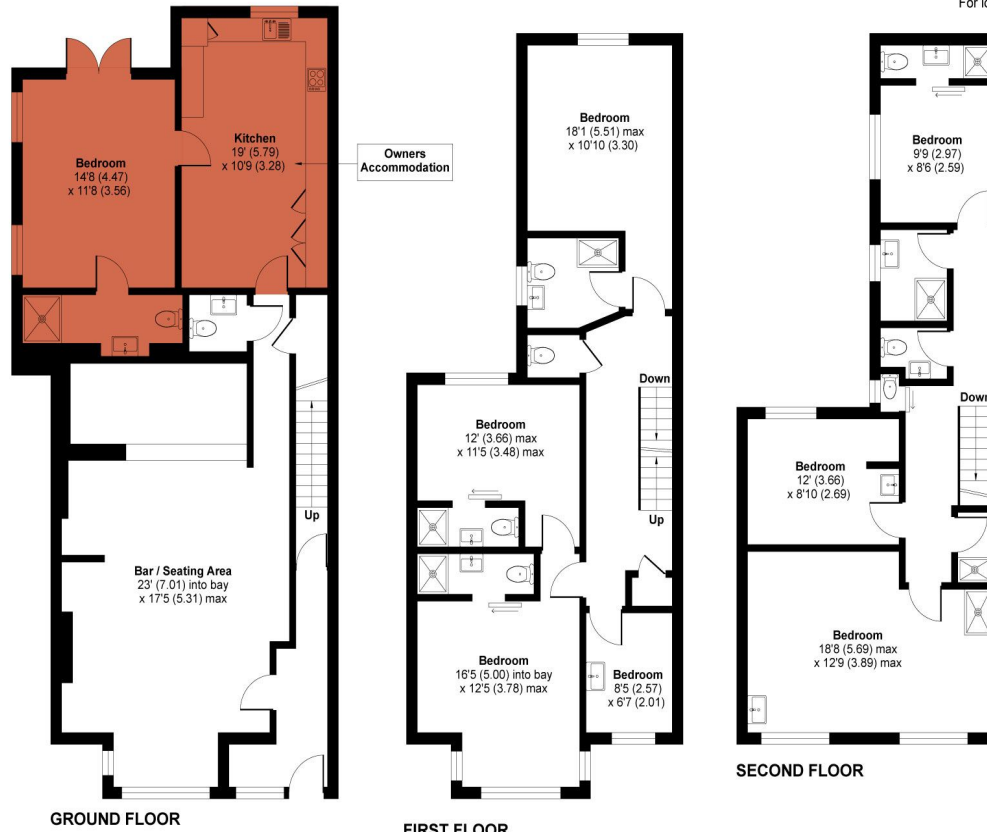
**Tom Smith** on 01872 247013

Email [ts@millers-commercial.co.uk](mailto:ts@millers-commercial.co.uk)

# Mordon Lodge, 134 Mount Wise, Newquay, TR7 1QP

Approximate Area = 2519 sq ft / 234 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Miller Commercial LLP. REF: 1023065

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