



FALMOUTH GUESTHOUSE, 22 MELVILL ROAD, FALMOUTH, TR11 4AR

£1,150,000 FREEHOLD

Miller Commercial 
Chartered Surveyors and Business Property Specialists



SUMMARY:**COASTAL 8 BEDROOM GUESTHOUSE (ROOM ONLY)****CLOSE TO TOWN, HARBOUR AND BEACHES OF FALMOUTH****RENOVATED 4 STOREY PERIOD PROPERTY WITH GARDEN & PARKING****2 BEDROOM PRIVATE OWNERS ACCOMMODATION****OPERATING ON A SEASONAL BASIS (APRIL TO OCTOBER)****TURNOVER OF C.£125k WITH AND ADJUSTED NET OF C. £70k AND SCOPE TO INCREASE****BEAUTIFUL HOME AND INCOME IN A DESIRABLE LOCATION****EPC - B (50)****LOCATION :**

Highcliffe is situated on a sought after road in Falmouth, which gives access to the vibrant town, harbour and several nearby beaches.

Falmouth is widely regarded as a desirable town in which to live and work with a full diary of events throughout the year and a large student population at the Falmouth (Exeter) University campuses.

The town has seen significant residential, commercial and infrastructure development and is a magnet for visitors who want good access to the town and wider attractions in the County.

PROPERTY:

We are advised the property was built in the late Victorian period (1881) and is on the original footprint, never having been extended.

The property is arranged over 4 floors, with access at the lower ground floor (owners accommodation) and the ground floor (owners second lounge, dining room, kitchen and bedroom) and over the first and second floors are the letting rooms.

During our clients tenure (15 years) the property has been subject to a comprehensive programme of renovation, refurbishment and decoration, which will be evident upon viewing.

In our opinion, the guests common areas and letting rooms are decorated and furnished to a very standard indeed, with quality beds, bedding, furniture and bath / shower fittings.

The owners accommodation is spacious and private, with a large kitchen / dining area, utility and laundry areas off, good size lounge with study and two double bedrooms. The area could lend itself to enlargement of rooms / en-suite addition. with some internal modifications, if so required.

BUSINESS:

Trading as a B&B for 50 years and in our clients tenure for the past 15 years, which is now being sold to concentrate on another hospitality business within the town. Through choice our clients operate on a room only basis and limit both the trading period and number of letting rooms (as some are used for staff). See below.

The business has excellent customer reviews, which can be viewed online and also further description of Highcliffe rooms via highcliffefalmouth.com

Year end July 2022 (6.5 rooms) over 7 months, gross turnover £124,952 with an adjusted net profit of £70,709.

Year end 2023 (6 rooms), awaiting copy, expected level of £127,000. Projected potential income : with full 8 rooms on 7 months, above plus £30,000 and plus c. £20,000 (so c. £180,000 total) if operate on typical 10 month offer.





SCHEDULE OF ACCOMMODATION:

NB : See Floor Plans on Page 9, copy available upon request.

Ground Floor

Entrance Porch

On the side of the property, with glazed windows, leading to:

Hallway : An impressive entrance with high ceiling, doors off to reception rooms and stairs to lower and upper floors. Key entry system.

Lounge : A beautiful room with large bay window to the front and feature fireplace. Ample space for settees, chairs and tables. Two radiators.

Dining Room : With large bay window to the front, a light and airy room with ample space for diners (if food is served). Space for 'honesty bar', decorative furniture and fittings. Radiator.

Kitchen : Window to the rear with far reaching views over the town and harbour. Base and wall units, 7 ring gas cooker with double oven. Stairs to Owners Accommodation.

LETTING BEDROOMS

All rooms en-suite shower (Room 8 is plus bath), have tea and coffee making facilities, TV's and individually controlled thermostat radiators.

From hallway access to Ground Floor letting room (Room1) which is a king size bedroom, window to rear and ensuite shower.

NB - This room is not let (used for staff at additional business).

First Floor

Large landing.

Room 2 : Superking, bay window to the front with a sea / castle view.

Room 3 : Kingsize, window to the front with some sea views.

Room 4 : Single, window to the side.

NB - This room is not let (used for staff at additional business).

Room 5 : Kingsize, window to the rear, town and harbour views.

Room 6 : Single, window to the rear, town and harbour views.

Second Floor

Large landing.

Room 7 : Penthouse suite, a quite superb bedroom and sitting area with views over the town and harbour from its elevated position. 5 skylights bring a lot of light and interest to the room.

Room 8 : Double, window to the front, an appealing room with exposed painting ceiling beams, bath and shower, window to the rear with town and harbour views.

OWNERS ACCOMMODATION**Lower Ground Floor**

Accessed externally via a door from the garden and car park, or internally via the kitchen.

Kitchen / Dining Area : Electric hob and base units, space for cooking and a dining table.

Lounge : Window to the rear, panel heater, office area.

Bathroom : Bath with shower over, heated towel rail, wc and hand basin.

Bedroom 1 : Double, window to front.

Bedroom 2 : Double, two windows to the front, built in wardrobes.

Storage room / Laundry room / Pantry area.

OUTSIDE

Owners garden comprising wooden decked and grass areas, garden shed and steps to Room 1.

Parking to the front for guests and owners.







GENERAL INFORMATION:

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

SERVICES:

Advised Mains Water, Drainage and Gas.
Single phase electricity.
Panel heaters in owners accommodation.

TENURE & METHOD OF SALE:

Freehold, Sale of Assets as a Going Concern.

Advised no rights of way, restrictive covenants of legal easements.

VAT:

All the above prices/rentals are quoted exclusive of VAT (if applicable). We are advised the business is registered for VAT on sales, on the Flat Rate Scheme (10.5%)

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction, whether the matter completes or not.

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 £7,500. To find out how much business rates will be payable there is a business rates estimator service via the website.

COUNCIL TAX BAND (FLAT):

Band A

INVENTORY OF FIXTURES AND FITTINGS:

All trade fixtures and fittings essential to the running of the business to be transferred free of lease / lien. Clients to retain lounge and dining room furniture.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is B (50)..

FINANCE:

If you require any advice on the funding of Highcliffe Guesthouse, at no initial cost, please contact Graham Timmins.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

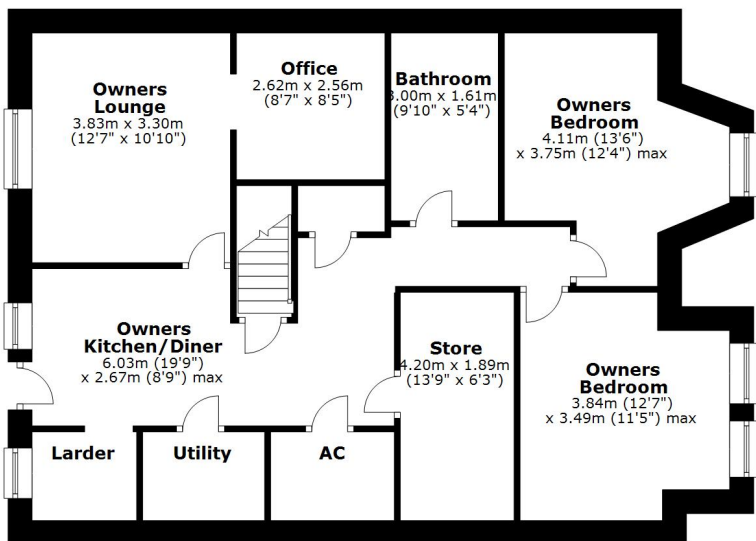
Graham Timmins on 01872 247019 / 07900 604078
Email gt@miller-commercial.co.uk

Jonny Bright on 01872 247022
Email jb@miller-commercial.co.uk



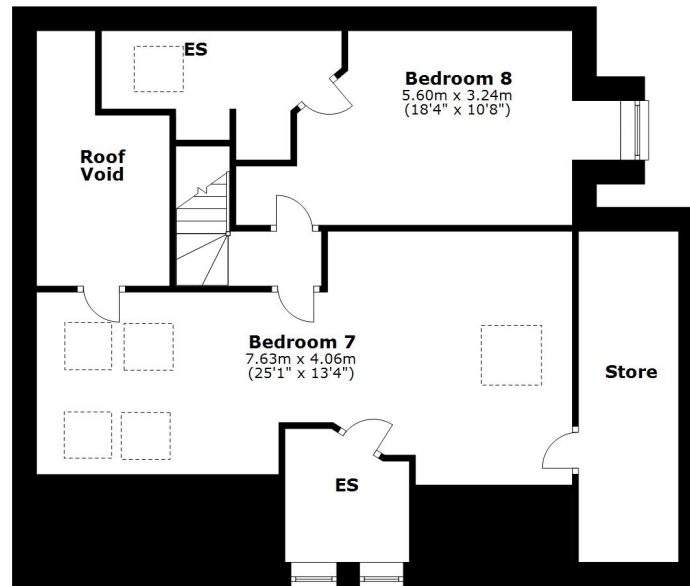
Lower Ground Floor

Approx. 93.5 sq. metres (1006.9 sq. feet)



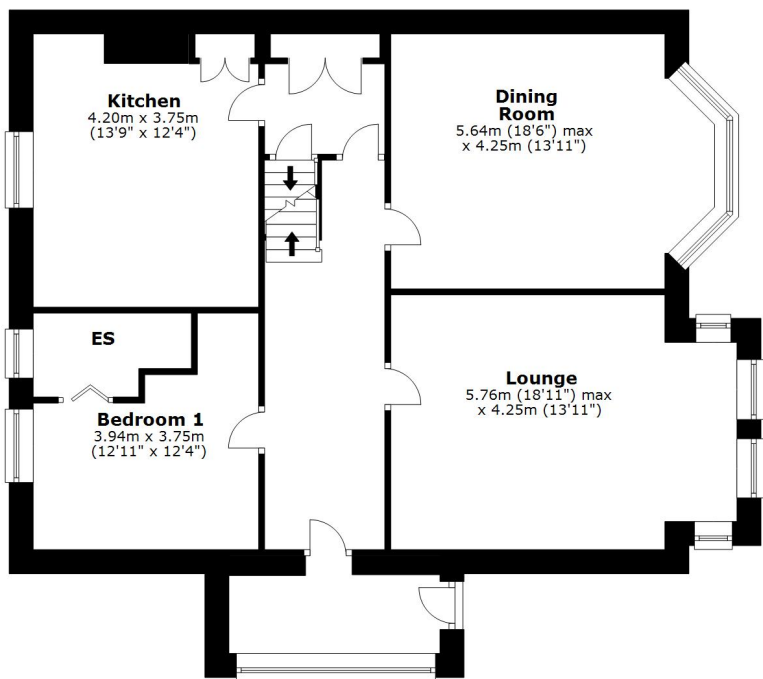
Second Floor

Approx. 89.6 sq. metres (964.3 sq. feet)



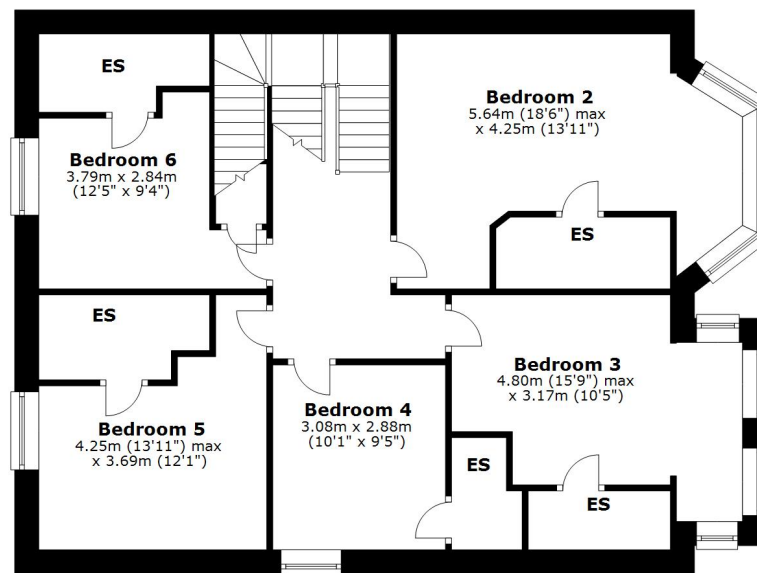
Ground Floor

Approx. 100.0 sq. metres (1076.4 sq. feet)



First Floor

Approx. 99.2 sq. metres (1067.9 sq. feet)



Total area: approx. 382.3 sq. metres (4115.5 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 illustration purposes only and should be used as such.
Plan produced using PlanUp.





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