



ROSARIO B&B AND TEA GARDEN, THE SQUARE, MARAZION, TR17 0BH

£875,000 FREEHOLD, TRANSFER OF GOING CONCERN

Miller Commercial 
Chartered Surveyors and Business Property Specialists

SUMMARY :

COASTAL B&B (4 ROOMS) AND SEPARATE TEA ROOMS

CLOSE TO CENTRE OF MARAZION AND ST MICHAELS MOUNT

PRIVATE OWNERS FLAT ON SECOND FLOOR

SIZEABLE THREE STOREY PROPERTY WITH SEPARATE TEA GARDENS

RARE OPPORTUNITY TO ACQUIRE A PROPERTY OF THIS SIZE, REQUIRING SOME UPDATING

TWO PARKING SPACES

GENUINE RETIREMENT SALE

EPC - TBA

LOCATION :

Marazion is located in West Cornwall and is most well known for St Michaels Mount, accessed via a causeway at low tide or alternatively, the foot ferry. The Mount attracts some 350,000 visitors every year, making it one of the most popular visitor attractions in Cornwall.

Marazion has a population of c. 1500 and is described as a small town, which has a rich history of fishing, art and commerce, which is evident in the period buildings.

The town is widely regarded as one of the County's foremost locations in which to live and work.

Rosario enjoys a quiet location just off the main centre (The Square) and has high visibility through the tea gardens.

PROPERTIES :**Guesthouse and Owners Flat**

We understand the mid terrace property is late Victorian and has a number of period features indicative of this era. The premises are configured to provide guests areas (Lounge and Dining Room) and guests food preparation in the kitchen on the ground floor, letting rooms (4) on the first floor and private owners flat on the second floor.

We would suggest the property would benefit from a new owner undertaking some updating to maximise the potential of the property and moreover its location.

Tea Gardens

Accessed from the ground floor kitchen or from its own entrance off West End Road, leading into a sizeable terrace and the attached 2 storey tea room / cafe which has a first floor store and wc.

NB : This is currently subject to an informal tenancy, which will terminate on or before completion and the contents are to be removed.

SCHEDULE OF ACCOMMODATION:**Ground Floor**

Entrance porch, leading into a wide hallway.
 Guests Lounge : 5.70m (into bay window) x 4.13m, with side view to Mount. Feature fireplace.
 Guests Dining Room : 4.06m x 3.73m, window to side terrace, built in cupboard, feature fireplace. Tables and chairs for 8 covers.
 Kitchen : 6.76m x 3.06m, base and wall units, electric cooker with oven, space for dining table, door to rear (also Tea Garden), with a laundry area.





SCHEDULE OF ACCOMMODATION:

First Floor : Letting Rooms

Room 1 : Twin room, with en-suite shower. Window to side with view towards Mount, feature fireplace.

Room 2 : Double, with ensuite shower. Window to side and vanity unit in room.

Room 3 : Double / King with ensuite shower, bay window to the front with side views towards the Mount.

Room 4 : Single, shower in room, window to the front. This room has its own WC off the landing area.

Second Floor : Owners flat

Bedroom : Double, with windows to the side.

Bathroom : Windows to the rear.

Lounge, kitchen and dining area (5.99m x 4.40m), a large multi function room with windows to the front and view of the Mount.

TEA GARDENS

Accessed off the main thoroughfare with a sizeable paved terrace (approx. 12m x 7m) which is a major boon to this part of the business.

Tea Room / Cafe areas : front 3.71 m x 2.52m, rear 5.36m x 3.02m and first floor store 4.94m x 2.93m plus wc.

Outside

Parking at front of Rosario and also outside wall of Tea Garden.

SERVICES:

Advised by clients :

Mains Drainage

Mains Water

Single phase electricity

No mains gas

Interested parties to make own enquiries through statutory providers.

METHOD OF SALE:

Asset sale, transfer of a going concern. Informal tenancy with Tea Garden to cease upon completion.

VAT:

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

We are advised the property is not elected for VAT on purchase or registered for VAT on sales.

LEGAL COSTS:

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

BUSINESS RATES & COUNCIL TAX:

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 £4,150, so below the threshold when rates become payable for qualifying buyers.

Owners Flat : Council Tax Band A

TENURE:

Freehold Title CL195125, copy available upon request.

LEGAL COSTS:

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

FIXTURES & FITTINGS :

All fixtures and fittings essential to the running of the business included within the sale price and to be transferred on completion free of any lien / lease over them and in working order, clients own furniture to be removed.

NB : Tea Room equipment owned and to be removed by tenant on or before completion.

FINANCE TO PURCHASE:

If you require any assistance or advice via our third party broker at no initial cost please contact Graham Timmins as noted below.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property has been commissioned.

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







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