



POLTAIR GUESTHOUSE, 4 EMSLIE ROAD, FALMOUTH, TR11 4BG

Poltair Guest House boasts 11 en-suite rooms with a 3 bed owners' accommodation and is minutes away from Falmouth's beaches and town centre. Operating year round our client's have updated and tastefully decorated this mid-terrace guest house. Trading above the VAT threshold and being family run the business is highly profitable and offers a lifestyle that many would envy.

Poltair itself is held in high esteem and is ranked 13th of all B&Bs in Falmouth, holds 4 Stars, and scores 9/10 on hotels.com - all in all an opportunity to acquire and run a successful and well regarded guest house in one of Cornwall's premier destinations.

Guide Price: £950,000

- **STUNNING COASTAL 4 STAR GUEST HOUSE**
- **EVER POPULAR LOCATION OF FALMOUTH**
- **TURNOVER £227,281 YE MARCH 2022**
- **11 GUEST ROOMS**
- **3 BED OWNERS' APARTMENT**
- **SEA VIEWS AND BALCONIES**
- **8.4* RATING ON BOOKING.COM**
- **ACCOMMODATION REFURBISHED 2019 - 2020**
- **ROOF REPAIRED WITH CONSERVATORY ADDED AND LANDSCAPED GARDEN**

LOCATION:

Poltair is located on Emslie Road, set just back from Cliff Road in Falmouth. It is less than 5 minutes walk to both Gyllyngvase and Castle beaches, whilst the town centre with its cafes, restaurants, Maritime Quay, national and independent retailers are just over half a mile distant. Falmouth Town train station is 0.4 miles distant, with local bus services also stopping close-by and on-road parking is available making it an ideal location for every kind of holiday maker.

BUSINESS:

Run by our clients since 2016 the business has steadily grown, resulting in a turnover of £227,281 and adjusted net profit of £114,556 for year end March 2022.

Historic turnover is as below:

YE March 2021: £152,483
 YE March 2020: £154,088
 YE March 2019: £162,317
 YE March 2018: £138,694

Profit and loss accounts are available on request.

Trading as an 11 bed guest house with 3 bed owner's accommodation, there is scope for a new owner to put their stamp on a truly exceptional business.

SCHEDULE OF ACCOMMODATION:**Ground Floor**

Hallway with doors to:

Dining Room 33'5 x 11.9 max leading to utility area
 Bedroom 1 18'2 x 11' max with en-suite
 Bedroom 2 14' x 11'3 max with en-suite
 Stairs to First Floor

Owner's Kitchen 14'2 x 13'8 max
 Through to...
 Owner's Living / Reception Room 17'5 x 14
 Bathroom
 Owner's Bedroom 1 17'8 x 8.3
 Owner's Bedroom 2 10'1 x 10
 Owner's Bedroom 3 10' x 9
 Covered Utility

First Floor

Bedroom 3 17'8 x 11'10 max with en-suite and balcony
 Bedroom 4, shower and basin (separate WC) 13'1 x 7'1
 Bedroom 5 17'7 x 11' max with en-suite and balcony
 Bedroom 6 11'4 x 10'1 with en-suite
 Bedroom 7 14'2 x 11'3 max with en-suite
 Bedroom 11 11'1 x 10'5 with en-suite

Second Floor

Bedroom 8 17'6 x 9'6 max with en-suite and terrace
 Bedroom 9 23'1 x 17'7 max with en-suite and terrace
 Bedroom 10 17'8 x 11'7 max with en-suite and terrace

Cellar with storage and utility area

BUSINESS RATES:

We refer you to the government website which shows that the current rateable value is £13,500.

LEGAL COSTS:

Each party to bear their own in relation to this transaction.

SERVICES:

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

ENERGY PERFORMANCE CERTIFICATE:

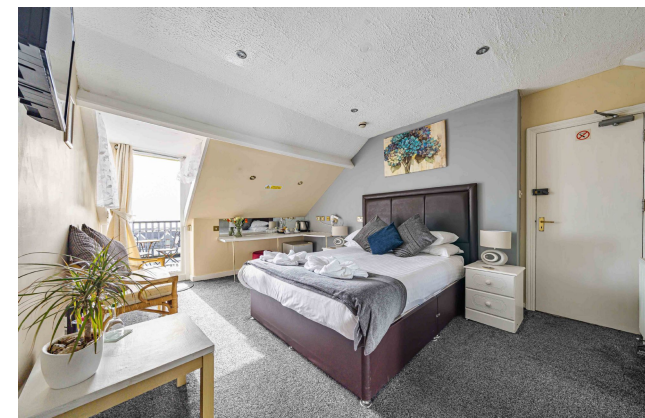
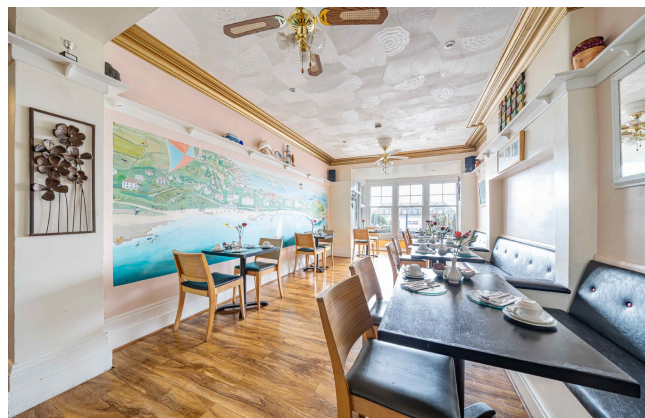
The Energy Performance Rating for this property is C (65)

CONTACT INFORMATION:

For further information or an appointment to view please contact either:-

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

Graham Timmins on 01872 247019
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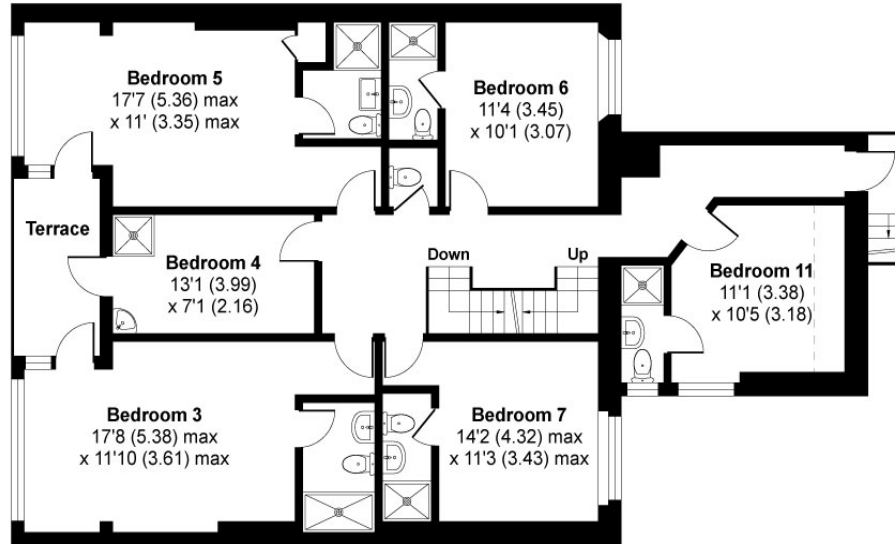
Approximate Area = 5233 sq ft / 486.1 sq m

Limited Use Area(s) = 20 sq ft / 1.8 sq m

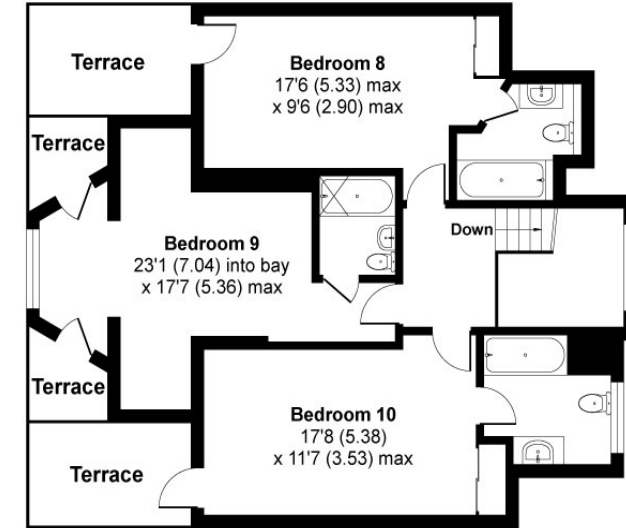
Total = 5253 sq ft / 487.9 sq m

For identification only - Not to scale

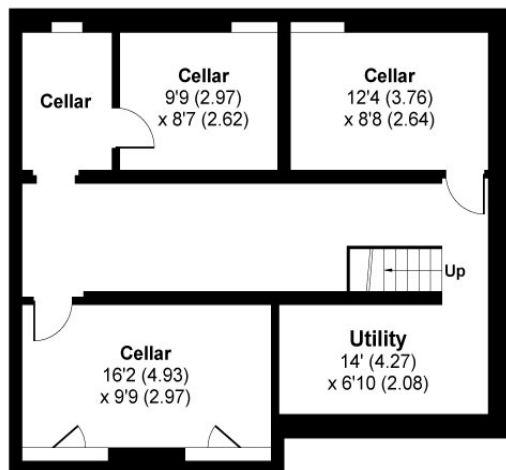
Denotes restricted
head height



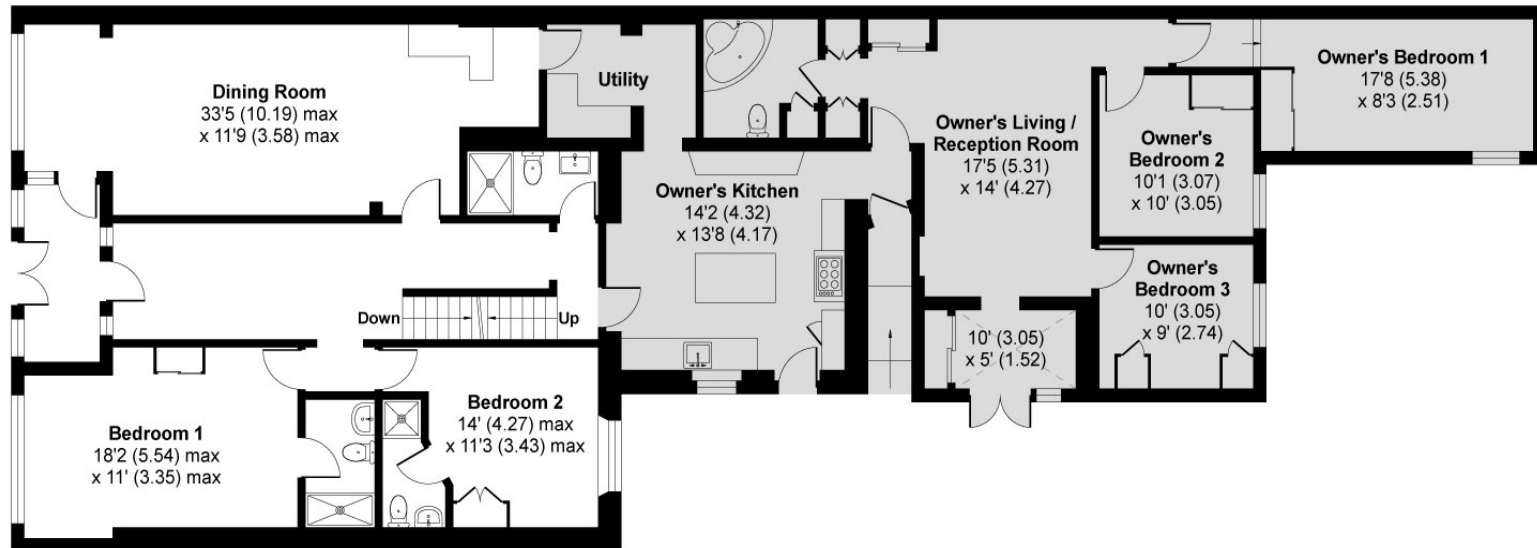
FIRST FLOOR



SECOND FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



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