



TEN OCEAN VIEW GUEST HOUSE, 10 OCEAN VIEW, ST. IVES, TR26 1RQ

Ten Ocean View is a beautifully located and well appointed boutique bed and breakfast in one of Cornwall's top tourist destinations, St Ives. Boasting a 5* Rating on Trip Advisor, 8.9/10 on Booking.com and 4.6* on Google Reviews this is a truly wonderful business with plenty of repeat trade.

Guest Houses are scattered across St Ives, yet Ten Ocean View is that bit more special. With views across Porthmeor beach to Godrevy Lighthouse, and even Polzeath on a clear day, it is a truly idyllic setting. There is a large front garden with lapsed planning for a guest annex, and where else would one want to call both their home and business?

Guide Price: £950,000

- GUEST HOUSE IN PRIME LOCATION OF ST IVES
- VIEWS OVER PORTHMEOR BEACH
- TRADING BELOW THE VAT THRESHOLD
- 4 LETTING ROOMS & 2 BED OWNERS' ACCOMMODATION
- LAPSED PLANNING FOR GARDEN LETTING ROOM + EXTRA CAR PARKING SPACE
- ENERGY PERFORMANCE ASSEST RATING 'D' (63)
- 3 CAR PARKING SPACES



LOCATION:

Located on the northern tip of St Ives Ten Ocean View is a 5 minute walk from Porthmeor beach, Tate St Ives, Barnoon Long Stay Car Park and all the amenities of St Ives town centre being a 10 minute walk away.

PROPERTY:

The mid-terrace property is set over three levels. The ground floor comprises entrance hall with stairs up to the first and second floors. Historically the dining room was used by guests for breakfast, which could be re-instated if desired as there are sound proof sliding doors in the owner's sitting room. The owners' enjoy a large kitchen diner, sitting room and two bedrooms, one of which is en-suite.

The first and second floors comprise four en-suite well appointed guest rooms, with coffee machines, mini-fridges, king size beds and flat screen TVs. .

There are 3 parking spaces to the front of the property with steps down to the garden. To the rear is a workshop/garage with access to Channel View.

There is lapsed planning for a 1 bed garden room with shed and parking over. Details can be found under PA19/11113.

BUSINESS:

The business has been in our clients' care since 2014 and they are seeking to re-locate to be closer to family. Turnover is as below:

YTD (6 October 2023): £42,000

YE 5 April 2022: £49,400

YE 5 April 2021: £45,261

YE 5 April 2020: £72,760

YE 5 April 2019: £68,046

YE 5 April 2018: £66,532

The business shows an adjusted net profit in the region of £35,000. Profit and loss accounts are available upon request. Since September 2022 our clients have employed cleaners and external laundry services to enable them to work outside of the business, this could be re-arranged to enhance the profitability of the business.



ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D (63).

CONTACT & VIEWING INFORMATION:

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


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10 Ocean View Terrace, St. Ives, TR26 1RQ

Approximate Area = 1981 sq ft / 184 sq m
 Limited Use Area(s) = 39 sq ft / 3.6 sq m
 Garage = 193 sq ft / 17.9 sq m
 Outbuilding = 135 sq ft / 12.5 sq m
 Total = 2348 sq ft / 218 sq m

For identification only - Not to scale

 Owner's Accommodation



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2023. Produced for Miller Commercial LLP. REF: 1041898

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