



# Beresford Hotel

Ref. 4241258

Narrowcliff, Newquay, Cornwall, TR7 2PR

Freehold: £3,850,000

106 en suite bedrooms

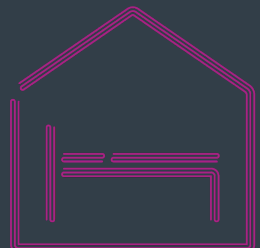
Restaurant, Bar & Ballroom

Stunning Sea Views

Significant Upside

May suit redevelopment (STP)

EPC Rating 59/C



The Property was built in the 1900's and is formed from the merger of two adjoining hotels. The front of the property has pebble dashed rendered elevations with seven full height window bays and a ground floor glazed extension with entrance foyer, conservatory and lounge overlooking a small parking area. There are two lifts service all four floors of the hotel. The property is detached.

The hotel has most recently been used for a home office contract, however that has now come to an end and the hotel is reopening for the tourist season. The business is available free and clear of current management and branding and would be well suited for continued use to capitalise on booming tourist trade in this region. Equally it is thought that the property could suit alternative use subject to planning consent.





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## Internal Details

- Hotel entrance leading to reception area and front guest lounge, seating 20
  - Restaurant with seating for up to 150 +
  - Bar and two further lounges seating 35 and 20
  - Ball room / function room with a capacity up to 150
  - Commercial kitchen
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## Letting Accommodation

There are 106 well-appointed bedrooms, including single, twin, double, and family rooms. Please note that three bedrooms are currently occupied by staff. The accommodation comprises:

Single Rooms: 17

Double Rooms: 50

Twin Rooms: 31

Family Rooms: 5

Driver Rooms: 3

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## External Details

Parking is available to the front and rear of the hotel, with space for approximately 12 vehicles.

The total site extends to approximately 0.431 acres.

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## Fixtures & Fittings

All owned fixtures and fittings are included in the sale and an inventory will be produced.

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## Staff accommodation

The hotel includes a one bedrooms flat which is currently occupied by staff.

In addition three bedrooms are occupied by staff

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## Location

The Beresford Hotel is located right on Newquay's seafront with uninterrupted sea views to the front of the building. The hotel is just a short walk from a number of beautiful sandy beaches including Tolcarne, The Great Western and Newquay Beach. Additionally the hotel is close to all that Newquay town centre has to offer including restaurants, bars and family attractions. Newquay is located on Cornwall's North Coast and is easily accessible via Newquay International Airport, train or by road via the A30 dual carriage way.

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## Tenure

Freehold.

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## Business Rates

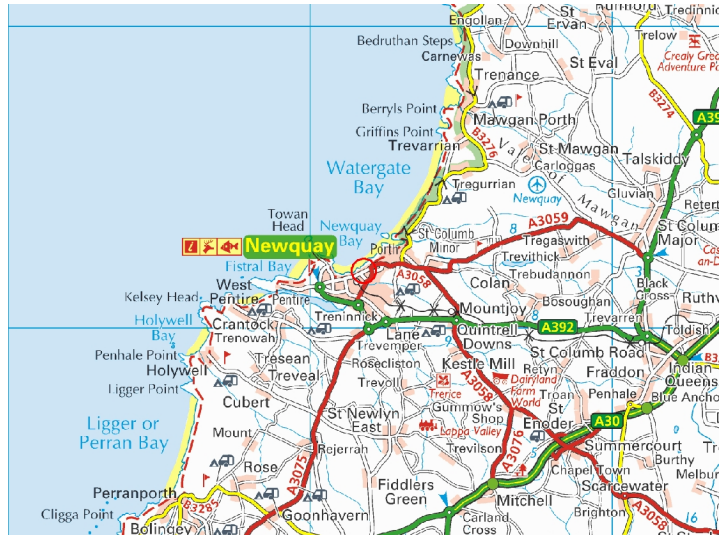
Rateable Value from April 2023 £86,000.

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## Trading Information

Trading information can be made available upon agreement to Christie & Co's online NDA. Please visit the data room ([www.christieco-dataroom.com](http://www.christieco-dataroom.com)) and specify the name of the hotel (Beresford Hotel).

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## The Opportunity

Whilst the hotel is available to acquire on a single asset basis, Christie & Co are selling other hotels across the UK for the same seller. Additional information can be provided on request. Please contact the following for any multi asset enquiries:

Jeremy Jones, Head of Brokerage ([jeremy.jones@christie.com](mailto:jeremy.jones@christie.com))

Ed Bellfield, Regional Director ([ed.bellfield@christie.com](mailto:ed.bellfield@christie.com))

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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

### Stephen Champion

Director

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Bristol



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189