

# Barrowfield Hotel



Hilgrove Road, Newquay,  
Cornwall TR7 2QY

Freehold Price: £2,850,000



**CHRISTIE & CO**

Ref: 3440626  
[christie.com](http://christie.com)



## Key Investment Highlights

- 80 en suite bedrooms
- Restaurant with 170 covers
- Coffee shop, reception and lounge bar
- Ballroom with capacity for up to 130
- Indoor swimming pool, sauna and solarium
- Games and snooker room
- 22 parking spaces. Energy Rating C.

## Description

Owned by our clients since 2007, the hotel is a substantial and profitable property & business, which has undergone good levels of investment in recent years.

A large proportion of bookings are for coach tour groups with an element of self-drive; with the majority of bookings currently supplied through our client's existing tour group business.



## Location

Newquay is Cornwall's leading coastal resort town and is situated approximately 15 miles to the north of Truro and six miles to the west of the A 30. Newquay is home to eleven sandy beaches and various festivals and events, most notably Boardmasters which attracts another 50 000 visitors over one weekend in early August popular local tourist attractions include the Eden Project, the Lost Gardens of Heligan and the South West Coast path, which runs through the town The Hotel is situated to the north of Newquay town centre on Hilgrove Road, only 0.1 miles from the seafront and the beaches of Lusty Glaze and Tolcarne The town centre is in close proximity allowing for the Hotel to benefit from being easily accessible to the town's various attractions and facilities.

Accessed via Hilgrove Road, Barrowfield Hotel is situated in a prominent position 200 yards from Tolcarne Beach The property affords excellent connectivity with the A 392 approximately 1.0 miles away Newquay Train Station is 0.4 miles from the property and benefits from a direct line to London Paddington Newquay Airport is 5.3 miles away and offers domestic and continental flight routes.



## Internal Details

The hotel is arranged across the basement, ground and three upper floors. A two-story annexe is linked to the north of the main building.



## Letting Bedrooms

The hotel provides 80 en suite bedrooms, a breakdown of the room categories is provided below.

Room Type	Number
Single	8
Double	26
Twin	23
Triple	5
Double with single	10
Family	6
Suite	2
<b>Total</b>	<b>80</b>



## Food, Beverage & Events Facilities

The hotel offers extensive food, beverage, and events spaces. The breakdown is provided below.

Room	Covers
Restaurant	170
Coffee Shop	15
Lounge Bar	60
Ballroom	130

## External Details

The site extends to 0.6 acres.

Externally, there is parking for up to 22 cars.

## Tenure

The property is held freehold.



## Leisure Areas

Leisure facilities include heated indoor swimming pool, sauna, and solarium. In addition, there is a games and snooker room.





## Trading Information

Account for the year ending September 2023 show net sales of £1,520,705. Further information is available on request.

## Fixtures & Fittings

All fixtures and fittings are to be included within the sale however, any items that are owned by a third party or personal to our clients will be exempt.

## Rateable Value

£63,000 for the Hotel and premises.



# CONTACT

No direct approaches are to be made to the hotel or its staff. All requests for viewings to be made via Christie & Co, please contact.

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