



The Glendevor

Ref: 3440627

25 Mount Wise, Newquay, Cornwall, TR7 2BQ

Freehold: £995,000

33 en suite letting bedrooms

Sizeable owners accommodation

Trading as a Bed & Breakfast

Dining room and bar lounge

Operates six months of the year

Sea views. Private car park. EPC rating TBC





Description

The Glendevor Hotel operates from a substantial detached property located close to all that Newquay has to offer. Our clients have owned the hotel since 2005, during which time they have carried out various improvement works to the property and as a consequence the hotel is presented in good order throughout.

Our client changed the hotel's operating model a few years ago to Bed & Breakfast only in order to simplify the operation and increase profits. The hotel offers a self-service continental breakfast to guests which is open from 8am to 10am. The hotel does not offer evening meals as there are a plethora of restaurants in the local area for guests to frequent, however the hotel does have a small 'guest kitchen' with a microwave, fridge etc for guests to prepare basic evening meals if needed. The hotel has a bar lounge, however our client chooses not to operate the bar. Also available to guests is a self service coin operated laundry room. Our client chooses to operate the hotel for around six months of the year from April through to the end of September.

The business is well positioned for a new owner to take over and offers plentiful opportunity for a new owner to increase the hotel revenues.



Location

The Glendevor sits in an elevated position upon Mount Wise Road enjoying excellent sea views from many of the front facing rooms. The hotel is just a two minute walk from the town centre and five minute walk to Towan Beach.

Located on Cornwall's Atlantic Coast, Newquay has previously been voted as "One of the Nation's Favourite Seaside Towns" in the prestigious Which Holiday Survey, "Best Family Holiday Destination" by readers of COAST magazine, and has won Gold for "Best Seaside Towns for Families" by Days Out with the Kids. Newquay also has some of Cornwall's finest beaches. Newquay makes not only a fantastic holiday destination, but a perfect location to explore all that Cornwall has to offer.

Newquay is easily accessible via its own international airport, which has regular flights to major cities across the UK and Europe. Newquay also has a mainline railway station with links to London and the rest of the UK. The town is also accessible via the main A30 dual carriageway and A392.



Internal Details

- Breakfast room/restaurant - seating for up to 50.
- Residents lounge bar with central bar servery, pool table and seating for up to 40.
- Guest kitchen - domestic kitchen units with basic cooking facilities including a microwave, toaster, kettle, sink, fridge plus cutlery and crockery.
- Guest laundry room - coin operated washer and dryer plus iron and ironing board.
- Reception /office.
- Commercial kitchen.
- Hotel laundry room.
- Ladies & Gentlemen's WCs.
- Two integral garages, both accessible from inside the hotel.

Fixtures & Fittings

Trade fixtures and fittings are included in the sale.

Letting Accommodation

The hotel has 33 en suite letting bedrooms comprising:

- 2 x Large sea view double rooms.
- 6 x Small sea view double rooms.
- 7 x Standard double rooms.
- 2 x Small double rooms.
- 6 x Twin room.
- 2 x Single rooms.
- 5 x Standard family rooms (1 x double bed & 1 x single bed).
- 3 x Large family rooms (1 x double bed & 2 x single beds).

Owner's Accommodation

When our client first purchased the hotel the owners accommodation was arranged as a six bedroom apartment, however it has since been reconfigured to create the below layout. The accommodation is very flexible and could be reconfigured again to suit a new owners needs.

- 1 bedroom owners accommodation with a large en suite bedroom and large 30ft x 16ft open space kitchen/living room area. The apartment also has its own private roof terrace.
- 1 bedroom self contained flat.
- 2 x staff rooms with shared kitchen and bathroom.

Staff

The business is run by our client, assisted by a small seasonal team of staff.

External Details

To the front of the hotel is a terrace and garden area with seating for use by guests.

To the rear of the hotel is a private car park with space for at least 22 vehicles.

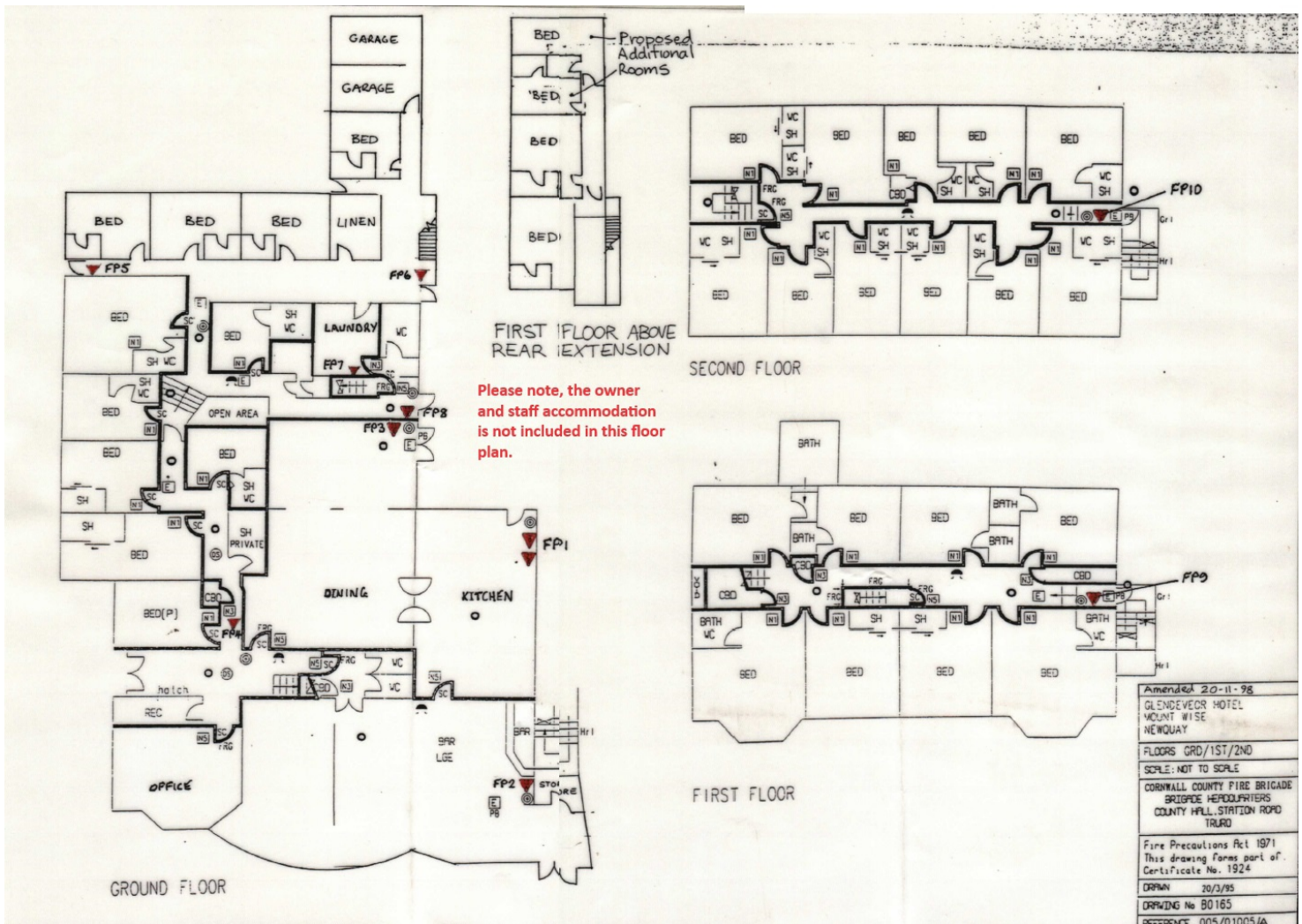
The total plot size measures approximately 0.432 acres.

Business Rates

Rateable value with effect from April 2023 £26,250. Please note this is not what you pay in business rates or. Your local council uses the rateable value to calculate the business rates bill.

Regulatory

Premises Licence.





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:

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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.



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