



Selkies, 5 Cheltenham Place, Newquay, TR7 1BA

david ball  
Agencies

An exciting opportunity to acquire the freehold of this vibrant, quirky bar and restaurant located in the heart of Newquay. With three successful stunning holiday letting suites to the first and second floors. The property is being offered for sale fully equipped and furnished. To truly appreciate this turnkey property early viewing is highly recommended.

**Offers In Excess Of £428,000**

**Freehold**

### **Key Features**

- Successful Bar/Restaurant and Holiday Letting Business
- Town Centre Location
- Fully Equipped and Furnished
- Turnkey Business
- Three Stunning Holiday Letting En-Suite Rooms
- Fully Equipped Kitchen
- Outside Space
- Early Viewing is Highly Recommended



# The Property

## AGENTS NOTE

Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries.

## SITUATION

Cheltenham Place is located just off Bank Street which is Newquay's main retail area. The Manor Road car park and bus station are situated close by. Newquay is Cornwall's premier holiday resort.

## THE PROPERTY

This substantial freehold premises comprises a tastefully decorated comfortable bar and dining area, sizable kitchen with adjoining storage area, along with ladies and gentleman's customer toilets. To the first and second floor there are three stunning letting rooms all with very stylish en-suite facilities. To complete the accommodation there is a roof top sun deck area.

## THE BUSINESS

This well established bar is a firm favourite with the locals and has been refurbished to a very high standard by the current vendors. The letting accommodation comprises of three en-suite stunning rooms and are currently let out through Booking.com. The property is being offered for sale complete with all fixtures, fittings, furniture and the lucky purchaser will just have to open up and start operating. Accounts can be made available after viewing.

## RECESSED ENTRANCE STEPS

UPVC sealed unit double glazed entrance door leading to

## MAIN BAR AND SEATING AREA

Wooden flooring. Large feature UPVC double glazed bay window to the front elevation. A range of tables, chair and bench seating. Wooden shelving with built in feature lighting. Double panel radiator. Feature wall lighting. Emergency ceiling lighting. Alarm system. High level fuse box. Circular feature bar with bar stools. Range of ceiling lighting.

## BAR AND SEATING AREA TWO

Continuation into further seating area. Range of tables, benches and chairs. Feature industrial style shelving for glasses, bottles etc. Bottle chiller. Tiled flooring. Fire extinguisher. Ceiling spot lights. Range of power points. UPVC double glazed door leading to enclosed rear yard area

## BAR AREA

Ornate wooden paneling with wooden bar top and storage shelving below. Rear bar storage shelving. Optic area. Mirror and storage cupboards over. Lobby to kitchen and WC area. One and half bowl stainless steel sink and drainer with mixer tap. Range of power points. Three refrigerated drinks coolers.





**LOBBY**

Continuation of wooden flooring. Two double panel radiators. Industrial effect ceiling light fittings. Emergency lighting. Smoke detector.

**WC AREA**

Ceiling mounted light fitting. Tiled flooring. Mirror. Door to

**LADIES WC**

Wooden effect feature walls. Mirror. Low level WC with flush. Corner sink with hold and cold taps. Paper dispenser. Obscure double glazed window with opening handle to rear courtyard area. Ceiling light fitting.

**GENTLEMAN'S WC**

Low level WC with flush. Corner wash hand basin with hot and cold taps. Obscure double glaze window to the rear courtyard. Ceiling light fitting.

**KITCHEN**

Cooking area with stainless steel panel walls. Stainless steel overhead extractor canopy. Range of stainless steel equipment. Further range of stainless steel work surfaces, storage cupboards and shelving below. Stainless steel commercial sink with hot and cold tap. UPVC clad ceiling and walls. Commercial Polar fridge. Freestanding LEC commercial freezer. Fluorescent strip lighting. Double glazed window to the rear. Range of power points. Smoke detector. Fire Extinguisher. Door to rear.

**ENCLOSED REAR YARD AREA**

Wooden gate to rear access. UPVC double glazed door to kitchen. Storage area for bins. Steps proving access to first floor accommodation.

**WOODEN DECKED PATIO AREA**

Wooden door providing access to further patio area. Wooden surround with seating. Three key safes to wall

**ACCOMMODATION**

**RECEPTION/BREAKFAST AREA**

Double glazed window with opening handle to courtyard. Drinks cooler. Shelving. Loft hatch to ceiling. Shelving. Ceiling light fitting. Smoke detector. Range of power points. Laundry cupboard. Steps up to

**WHIPSIDERRY SUITE**

Double glazed window with opening handle to rear courtyard. Feature light fitting. Radiator. Range of power points. Door to

**EN-SUITE**

Oversized sink with mixer tap set within a feature unit made from an old Singer sewing machine. Ladder style radiator. Wall lights. Large walk in shower with drencher shower head, screen and tray. Tiled surround.

**HOLYWELL SUITE**

Double glazed window with opening handle to the front aspect. Further feature double glazed bay window to the front aspect. Radiator. Range of power points. Smoke detector. Further double glazed window with opening handle to the rear. Door to





**EN-SUITE**

Oversized sink with mixer tap set within a feature unit made from an old Singer sewing machine. Ladder style radiator. Wall lights. Large walk in shower with drencher shower head, screen and tray. Tiled surround.

**STAIRS RISING TO THIRD FLOOR**

Emergency lighting. Wall lighting. Feature wooden beams to the walls. Velux window

**HALLWAY**

Wooden door to storage cupboard. Ceiling loft hatch. Wooden door to

**CRANTOCK SUITE**

Wooden feature beam. Two double panel radiators. Recessed shelving. UPVC double glazed window with opening handle to the front aspect. UPVC double glazed window with opening handle to the rear aspect. Range of power points. Door to

**EN-SUITE**

Oversized sink with mixer tap set within a feature unit made from an old Singer sewing machine. Ladder style radiator. Wall lights. Large walk in shower with drencher shower head, screen and tray. Tiled surround.

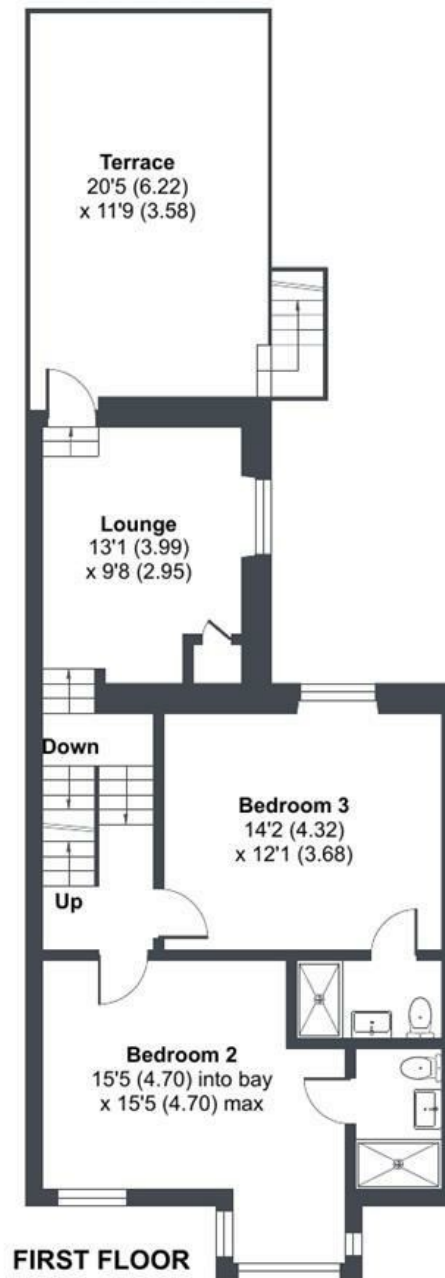
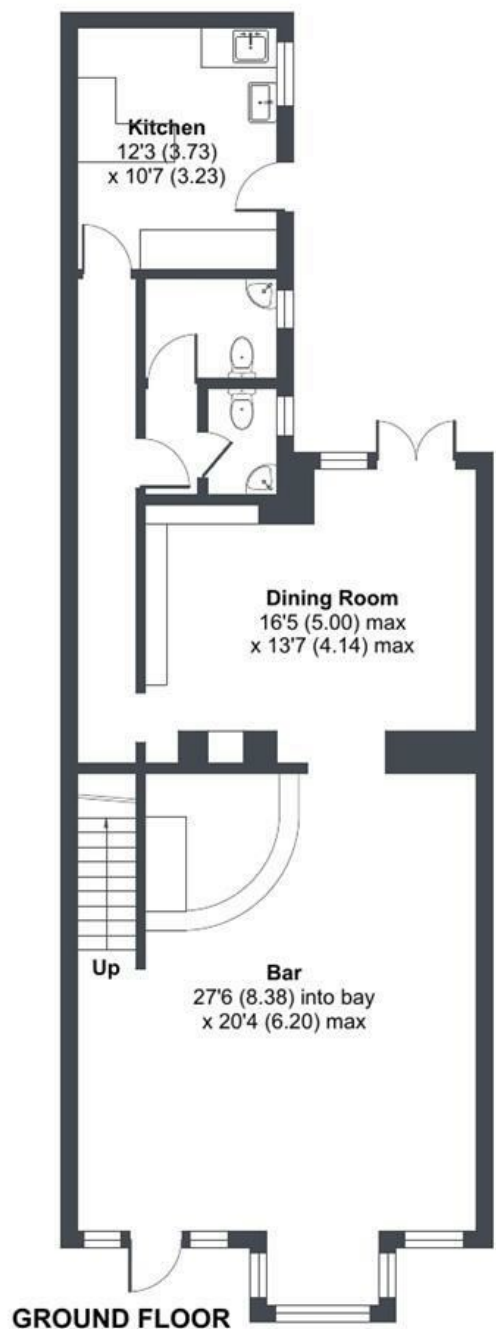
Extractor. Shaving point.



# Cheltenham Place, Newquay, TR7

Approximate Area = 2082 sq ft / 193.4 sq m

For identification only - Not to scale







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