



MEVAGISSEY BAY HOTEL

POLKIRT HILL, MEVAGISSEY, CORNWALL PL26 6UX

- A boutique style small coastal hotel, located in a picturesque fishing village on Cornwall's south coast
- Awarded 'Best of the Best' and ranked 10th best boutique hotel in the UK by TripAdvisor 2026
- Panoramic sea and coastline views
- Well-appointed, refurbished public rooms including guest lounge with wood-burner, bar lounge and dining room
- 11 superb en-suite guest bedrooms, most enjoying sea views
- Decked sun terrace, lawned gardens and car parking
- 3-bedroom owners' apartment taking in the stunning views
- Turnover approaching £320,000 with good levels of profitability
- Planning consent to convert to a residential dwelling and planning in principle for the site to be redeveloped to up to 5 units

FREEHOLD

GUIDE PRICE £1,250,000

SOLE AGENT





LOCATION

Mevagissey Bay Hotel enjoys a convenient trading location between the quaint fishing village of Mevagissey and Portmellon Cove, within close proximity to the Lost Gardens of Heligan, The Eden Project and numerous sandy beaches. The hotel is located on the Southwest Coast path, attracting visitors from around the world.

Mevagissey enjoys a popular harbourside community and is one of South Cornwall's most favoured and sought after destinations. This delightful, licensed hotel enjoys a prominent trading location on Polkirt Hill with panoramic views over Mevagissey Bay across to Chapel Point.

DESCRIPTION

This stunning coastal hotel has been thoroughly refurbished by the current owners and includes a reception hall with office area, guest lounge, bar lounge, dining room and a sizeable fully equipped commercial kitchen.

The hotel offers 11 superb en-suite guest bedrooms with three bedrooms on the ground floor and eight on the first floor. Guest bedrooms are currently configured to comprise six King Doubles, three Doubles and two Twin/King Doubles, with six of the bedrooms having a sea or part sea view. Two of the bedrooms have a private deck/patio.

The owners' apartment located on the second floor again enjoys the fine elevated sea views and comprises a dual aspect living room, kitchen, 3 bedrooms and a shower room /w.c. The hotel is warmed by oil-fired central heating and includes a feature wood-burner in the guest lounge. The rooms to the front of the building take in the stunning sea views over Mevagissey Bay towards Chapel Point and beyond.

Outside, to the front, is a car park providing nine spaces with steps up to a decked terrace taking in the southerly sea views and to the rear is a lawned garden with mature stocked borders.

We are sure discerning purchasers will appreciate that the Mevagissey Bay Hotel offers a fine example of a small coastal hotel in an excellent coastal location with a balance of guest and owners' accommodation with an excellent trading history.

Interested parties are welcome to view our clients' website (www.mevagisseybayhotel.co.uk).



THE BUSINESS

Mevagissey Bay Hotel opens on a seasonal basis 7.5 months of the year, mid-March to 31st October. The income for the hotel is derived from bed and breakfast accommodation, cream team / cakes between 3pm and 5pm, bar sales between 3pm and 10pm and light bar snacks between 5pm and 7.30pm 5 nights a week. The hotel attracts a strong mix of international visitors and UK-based guests. We are advised by our clients the turnover for the current financial year is approaching £320,000 per annum.

Mevagissey benefits from strong tourism trade due to its picturesque harbour, proximity to the Lost Gardens of Heligan and The Eden Project as well as being situated on the world-famous Southwest coast path. The village also holds a popular Feast Week in late June and the Sea Shanty weekend in October which both attract thousands of visitors to the village every year.

In the normal manner, further accounting information will be made available to seriously interested parties following an initial viewing appointment.

EPC

The premises has an EPC Rating of D under Certificate Reference Number 0450-0937-1939-1909-3002.

PLANNING NOTE

Under decision notice reference PA23/05287 dated 11th October 2023, the property has consent for a change of use to a residential dwelling with self-contained annexe. Also, under reference PA23/03242 dated 15th June 2023, the property has planning in principle for a redevelopment of the site for up to 5 units of accommodation.

FIXTURES & FITTINGS

Normal fixtures and fittings associated with this type of property are included in the sale and detailed inventory of trade fixtures and fittings will be supplied prior to exchange of contracts.

BUSINESS RATES

The property has a Rateable Value of **£14,000** (2026 valuation).

Prospective purchasers should confirm actual rates payable with the local billing authority (www.voa.gov.uk).

LICENCE

The property has the benefit of a Premises Licence issued from Cornwall Council. (It is a requirement under the Licensing Act 2003 that the properties serving alcohol have a dedicated premises supervisor who must be the holder of a Personal Licence. Any prospective purchaser is advised to take appropriate specialist advice.)

SERVICES

Services connected to the premises include mains water, drainage and electricity. (We would point out that no testing of any of the services has been carried out by the agent.)

VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property the joint selling agents

SBC Property

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TEL : 07825 735465

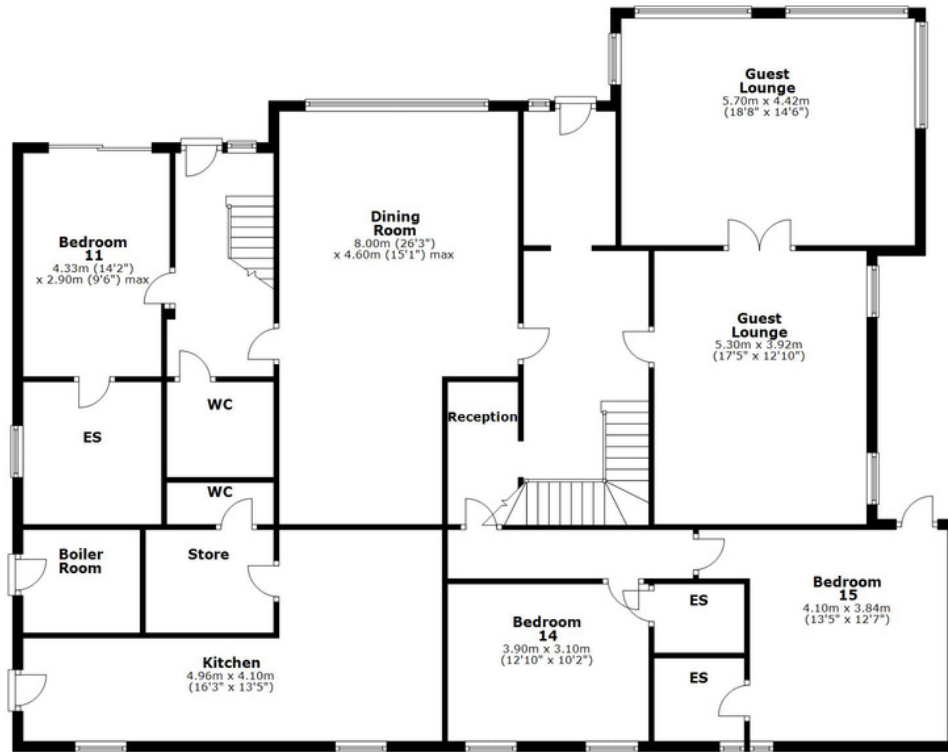
EMAIL : russell@sbcproperty.com



The sale of any going concern business is confidential therefore we would ask that you do not make any direct approaches to vendors, their staff or customers, and arrange all viewing appointments through our office. You are recommended to contact us before visiting the property even for an information viewing, we can then confirm whether or not it is still available.



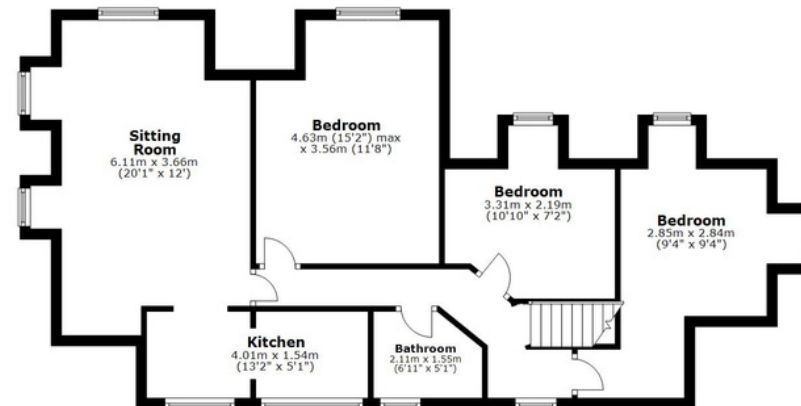
Ground Floor
Approx. 213.4 sq. metres (2297.0 sq. feet)



First Floor
Approx. 179.8 sq. metres (1935.6 sq. feet)



Second Floor/Owners Apartment
Approx. 78.4 sq. metres (844.0 sq. feet)



Total area: approx. 471.6 sq. metres (5076.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such.
Plan produced using PlanUp.

Mevagissey Bay Hotel, Mevagissey



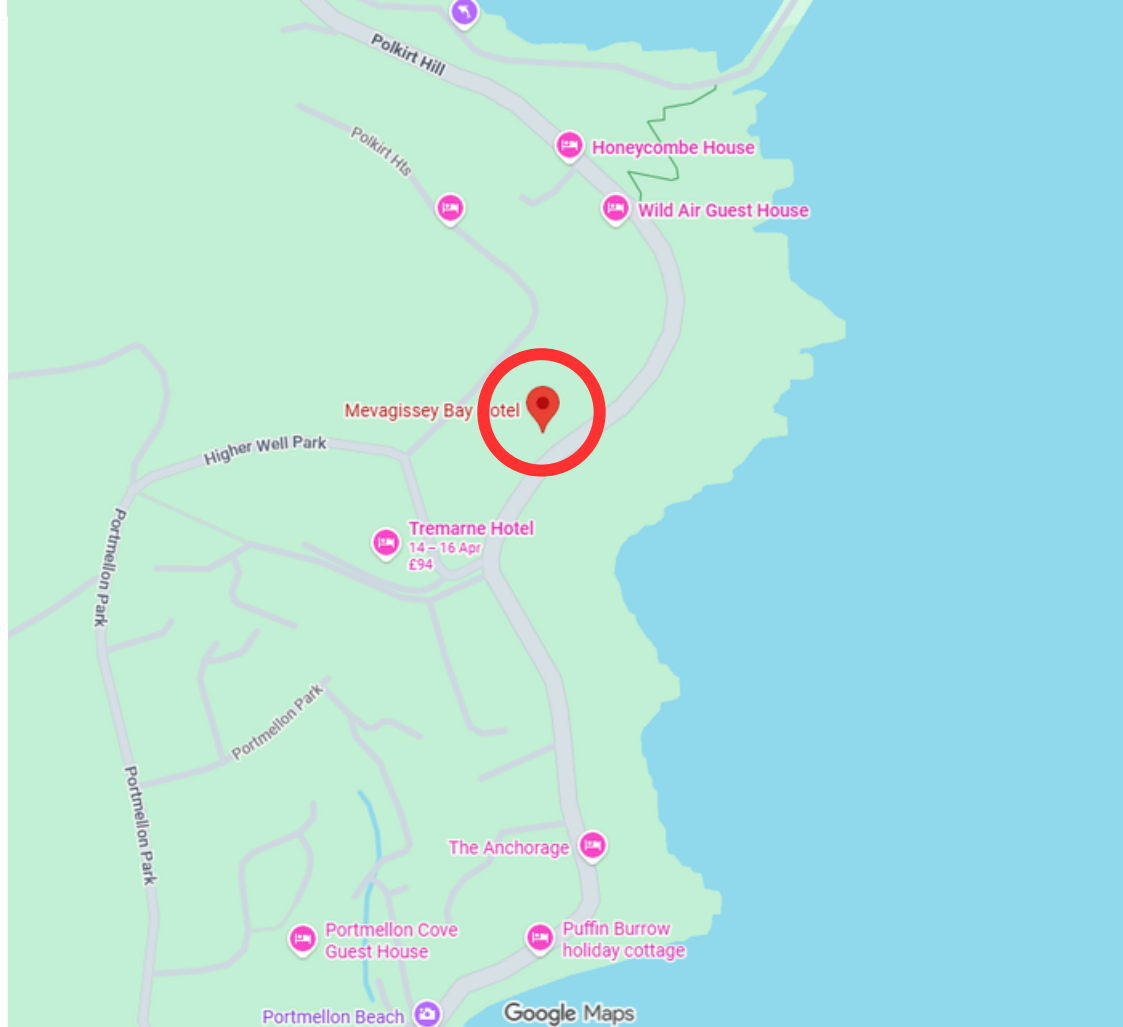






OWNERS ACCOMMODATION





CHARTERED SURVEYORS

COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

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