



STRATHALLAN
Guest House
★★★★

STRATHALLAN





STRATHALLAN GUEST HOUSE

6 MONUMENT ROAD

HELSTON

CORNWALL TR13 8HF

- A surprisingly spacious and well appointed 4* Rated guest house in the popular market town of Helston
- Up to seven en-suite guest bedrooms
- Reception hall, dining room, kitchen, office, a former lounge and laundry room
- A separate attached owners' residence with a spacious lounge, fitted kitchen diner and two en-suite bedrooms
- Car park and a sizeable stocked, lawned garden with space for guests and owners to enjoy
- With over 4,000 sq ft of accommodation, the property has residential development potential, subject to planning consent, which could appeal to developers



FREEHOLD

GUIDE PRICE £635,000

SOLE AGENT

LOCATION

Strathallan Guest House is well located on Monument Road between Helston town centre and the boating lake in this historic market town, well known for the annual Flora Dance. The guest house is an ideal base for guests to explore South West Cornwall as Helston is geographically a gateway to the Lizard Peninsula boasting a number of scenic coves, beaches and gardens.

The Penrose Estate, a National Trust property, provides superb country walks around Loe Pool to Loe Bar and Porthleven.

DESCRIPTION

This surprisingly spacious guest house offers an original pointed stone period property with later additions, and now provides a fine balance of guest and owners' accommodation, in all offering over 4,000 sq ft of property.

The well appointed, 4* Rated guest house briefly comprises a reception hall with access to an office; well proportioned dining room; kitchen; a former guests' lounge; laundry and up to seven en-suite guest bedrooms, six of which are currently utilised for the business. A key feature of the property is the separate owners' accommodation which offers a spacious lounge; a refitted kitchen diner and two en-suite bedrooms.

Outside to the front, is parking for four to five vehicles, and to the rear are delightful lawned gardens with stocked borders. The large gardens provide areas for both guests and owners to enjoy, indeed the owners' lounge has sliding doors leading to a fairly private patio area also.

The majority of the windows are double glazed and the property includes gas-fired central heating.

As previously mentioned, this sizeable freehold property offers residential development potential, subject to planning consent, which could appeal to developers in addition to discerning purchasers seeking a lifestyle or home and income opportunity.

For further information, interested parties are welcome to view our clients' website (www.strathallangh.co.uk).

THE BUSINESS

Our clients are now seeking to retire after trading the guest house for 14 years, thus they currently operate on a seasonal basis only, Easter to October, offering six of the seven guest bedrooms. Obviously more commercially minded proprietors could revert to trading all year round and reintroduce the seventh bedroom to maximise turnover.

The most recent financial year showed a turnover in excess of £40,000 and other detailed accounting information will be made available to seriously interested parties following a viewing appointment.

We are sure discerning purchasers will recognise that Strathallan offers an excellent lifestyle opportunity to acquire a long established bed and breakfast business in a popular part of Cornwall.

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.

SERVICES

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

BUSINESS RATES

The property has a Rateable Value of £7,000 (VOA website 2026 List). Prospective purchasers should confirm actual rates payable with the local billing authority (www.tax-service.gov.uk/business-rates-find).

EPC

Strathallan Guest House has an EPC Rating of C under Certificate Reference Number 9655-1537-0702-4835-6433.

VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property the sole selling agents

SBC Property

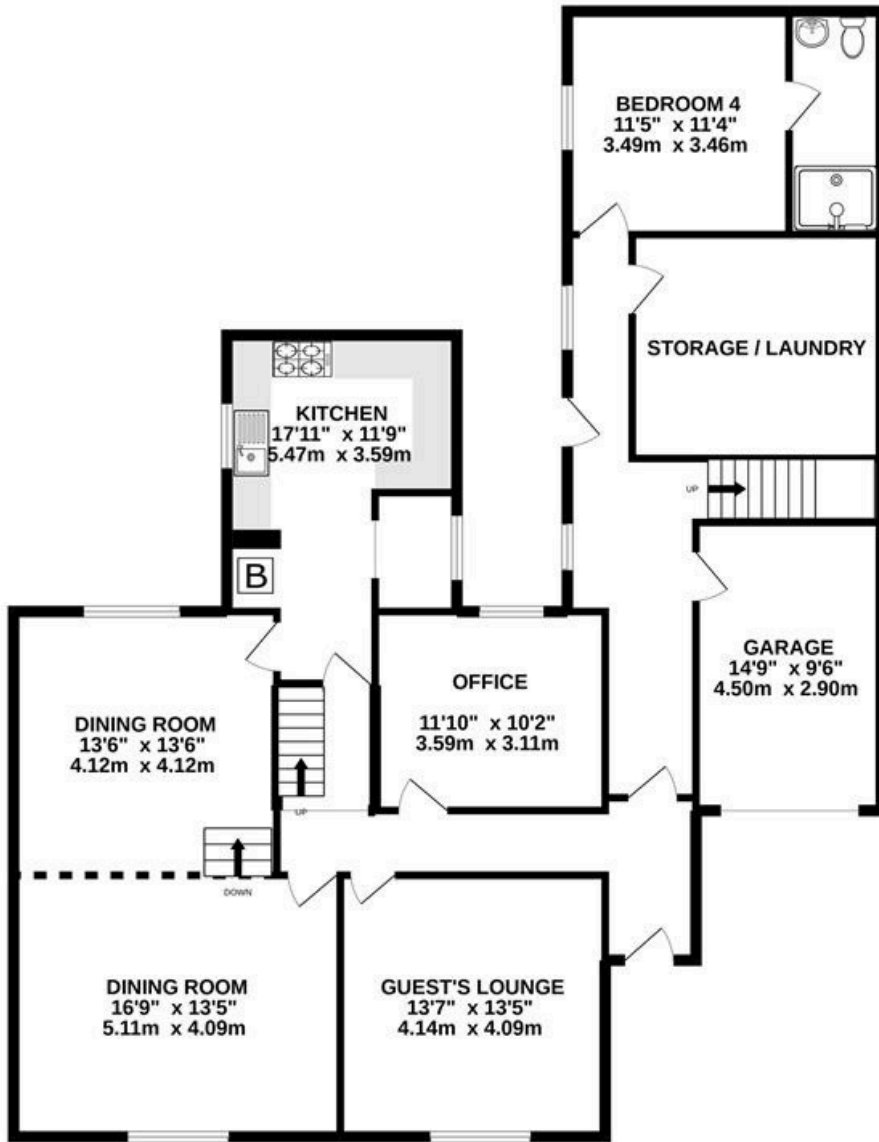
Daniell House

Falmouth Road, Truro Cornwall TR1 2HX

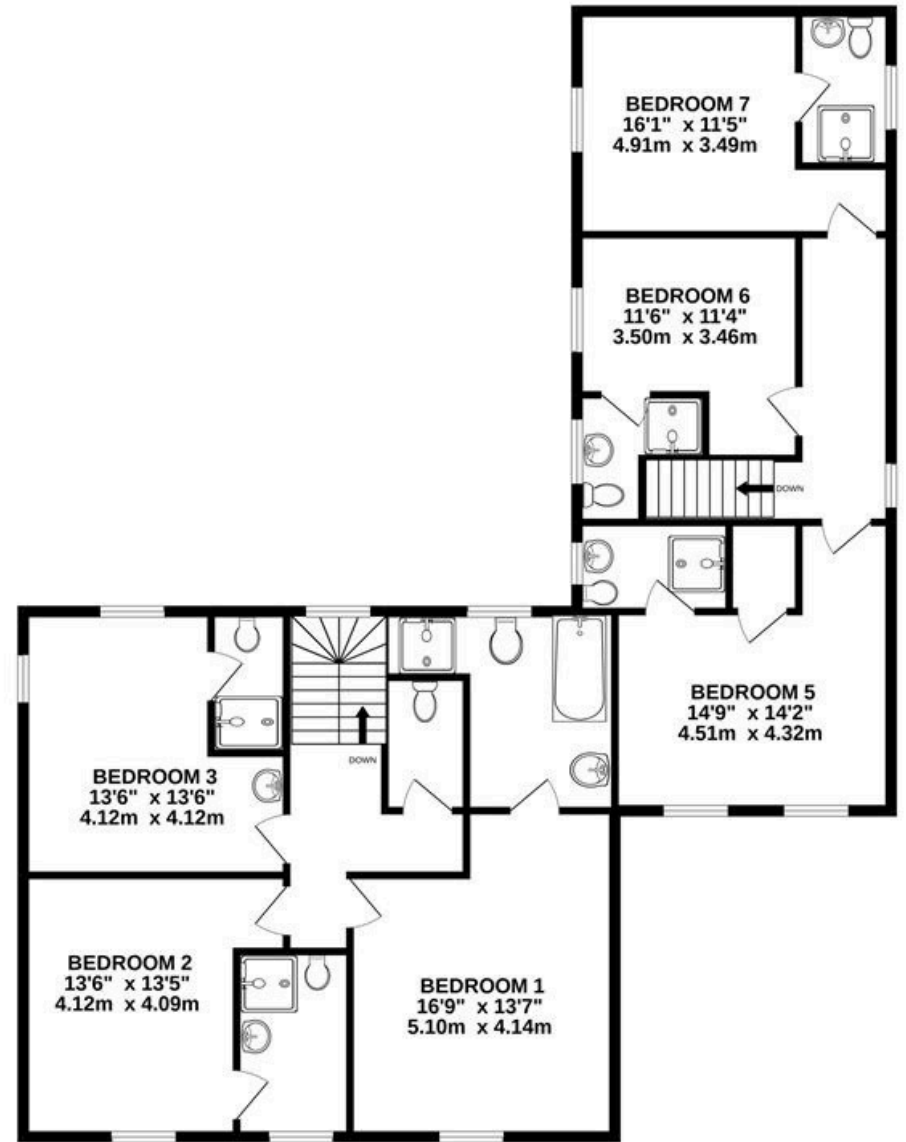
FAO : **Russell Weetch MRICS**
TEL : **07825 735465**
EMAIL : **Russell@sbcproperty.com**



GROUND FLOOR

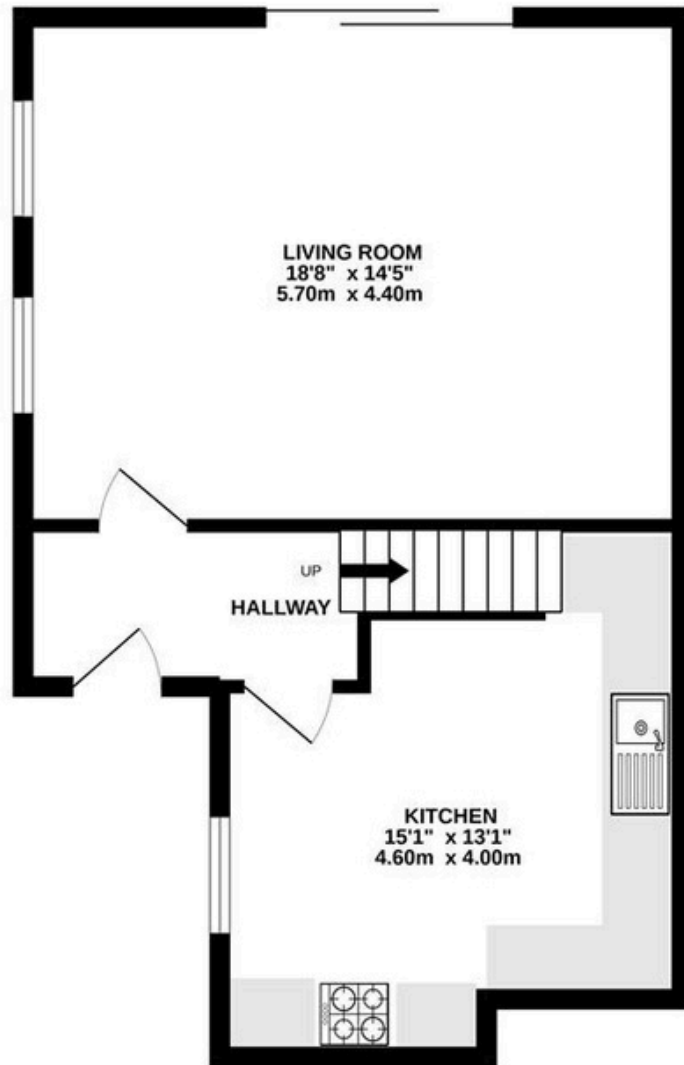


1ST FLOOR

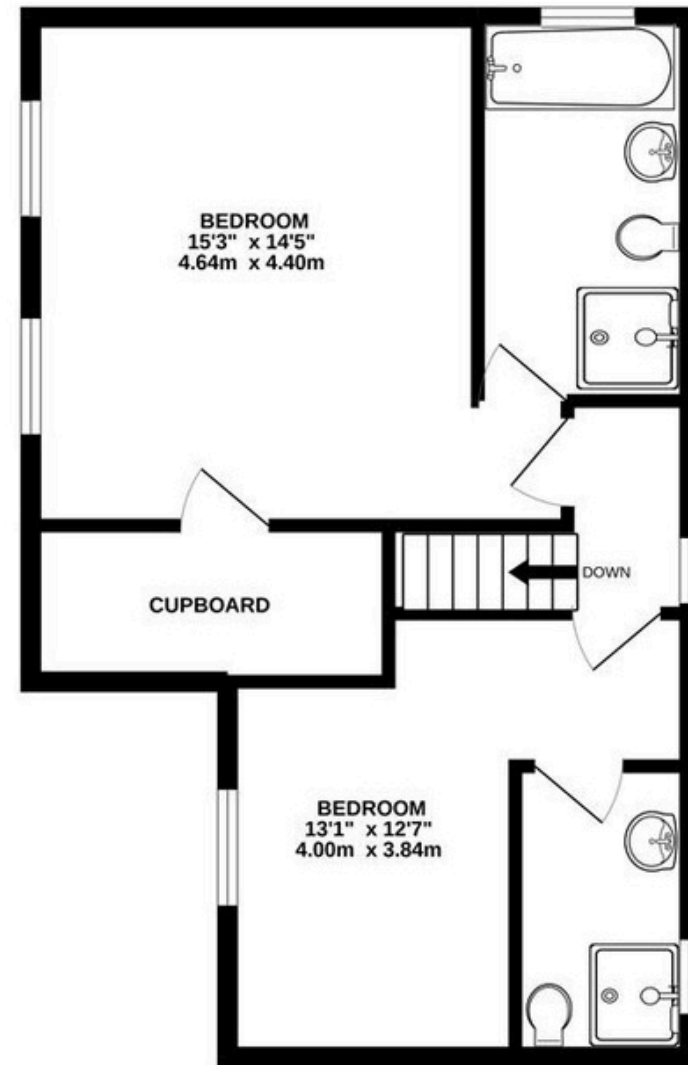


STRATHALLAN GUEST HOUSE, HELSTON, CORNWALL

GROUND FLOOR



1ST FLOOR



OWNERS ACCOMMODATION, STRATHALLAN GUEST HOUSE, HELSTON, CORNWALL







ANTI MONEY LAUNDERING REGULATIONS

Prospective buyers are to provide ID to comply with the current Money Laundering and Estate Agency Act regulations.

VAT & PURCHASE COSTS

VAT election to be confirmed. Please note the buyer may incur additional costs on purchase price such as Stamp Duty Land Tax, VAT, agent fees, other taxes\costs. The buyer is responsible for checking any additional costs that may apply to them.





**CHARTERED SURVEYORS
COMMERCIAL, LICENSED & LEISURE
PROPERTY CONSULTANTS**

DANIELL HOUSE FALMOUTH ROAD
TRURO TR1 2HX

Tel: 01872 **277397**

DD: 07825 735465

E: Russell@sbcproperty.com



SBC Property is the trading name of Scott Burridge Commercial LLP for themselves and for the vendors of this property whose agents they are give notice that: (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Scott Burridge Commercial LLP, or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give Scott Burridge Commercial LLP nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property. 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. It is emphasised that in these Particulars of Sale items of furniture, fixtures, fittings and equipment are mentioned for descriptive purposes only and do not necessarily form part of the Trade Inventory as referred to above.