





# Oasis House & Apartment

Dracaena Avenue, Falmouth, Cornwall TR11 2EG

- A thoroughly refurbished guest house currently offering self-catering, serviced accommodation in the bustling harbour resort of Falmouth
- Reception hall, communal kitchen, dining room and lounge areas
- Seven en-suite guest bedrooms (with potential for eight)
- A self-contained owners'/letting apartment with sitting room, fitted kitchen breakfast room, double bedroom with en-suite and study area
- Pleasant gardens, driveway and parking area
- Turnover in the region of £130,000

**FREEHOLD**

**GUIDE PRICE £639,000**

**SOLE AGENT**



## LOCATION

Oasis House enjoys a prominent trading location on Dracaena Avenue, one of the main approach roads into the bustling harbour resort of Falmouth.

The popular town of Falmouth needs no introduction as one of Cornwall's most favoured towns offering a number of popular beaches, seafront, gardens and a range of restaurants, bars, galleries and gift shops.

During recent years the town has seen much inward investment, particular at Events Square which houses the National Maritime Museum, and the University Campus at nearby Tremough helps to promote visitor numbers throughout the year.

## DESCRIPTION

The guest house offers high quality guest accommodation which has been thoroughly refurbished during recent years by the current proprietor.

Briefly, the well appointed accommodation includes reception hall; refitted kitchen; dining room; lounge area and seven en-suite guest bedrooms. On the lower ground floor, via separate access, is a self-contained owners'/further letting apartment which includes a fitted kitchen breakfast room; sitting room; double bedroom with en-suite; cloakroom; study area and adjoining storage/utility area.

Externally, stocked gardens to the front set the property back from the access road and a side driveway leads to a parking area and a pleasant level lawned garden.

We are sure Oasis House would appeal to many lifestyle purchasers seeking a successful accommodation-led home and income opportunity in a desirable coastal location with comfortable owners' accommodation. Also, by letting the self-contained apartment the property and business also offers an excellent leisure investment.

## THE BUSINESS

The guest house business at Oasis House has been remodelled to provide high standard, serviced accommodation on a room only basis with access to a common kitchen, dining room and lounge area. Our clients' management accounts have shown an average net turnover of approximately £145,000 from the seven guest bedroom and apartment, producing healthy levels of net profitability.

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

An 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. (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 £9,400 (VOA website 2023 List). Prospective purchasers should confirm actual rates payable with the local billing authority ([www.voa.gov.uk](http://www.voa.gov.uk)).

## ENERGY PERFORMANCE CERTIFICATE

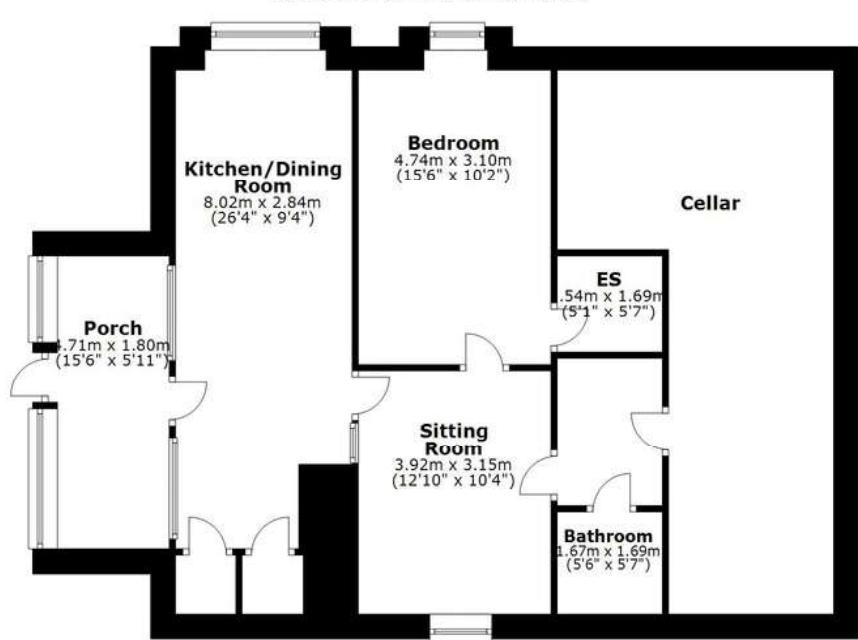
The premises has an EPC Rating of D under Certificate Reference Number 0050-7908-0387-3820-4034.

## 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.

### Lwr Ground Floor-Oasis Apartment

Approx. 106.0 sq. metres (1140.7 sq. feet)



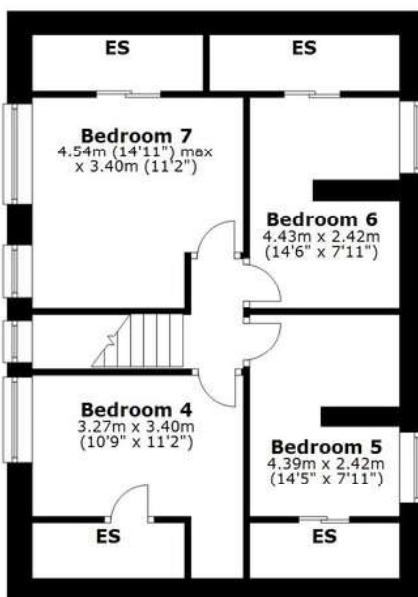
### Ground Floor

Approx. 92.2 sq. metres (992.9 sq. feet)



### First Floor

Approx. 51.8 sq. metres (557.2 sq. feet)



### VIEWING

Strictly by prior appointment with the Sole Selling Agents

SBC Property

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### ANTI MONEY LAUNDRY REGULATIONS

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

Total area: approx. 250.0 sq. metres (2690.8 sq. feet)

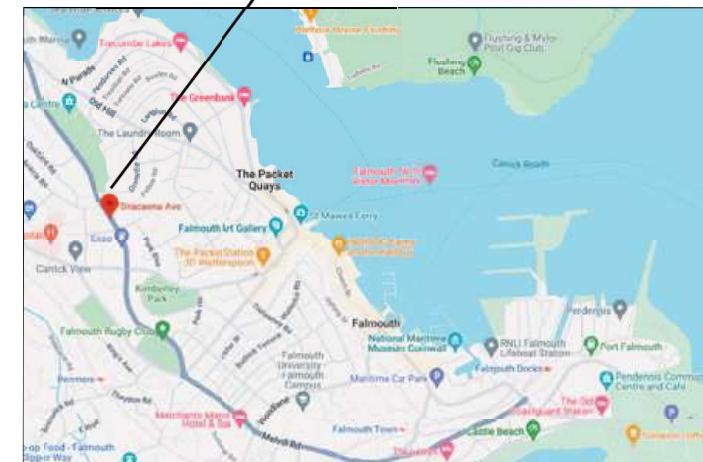
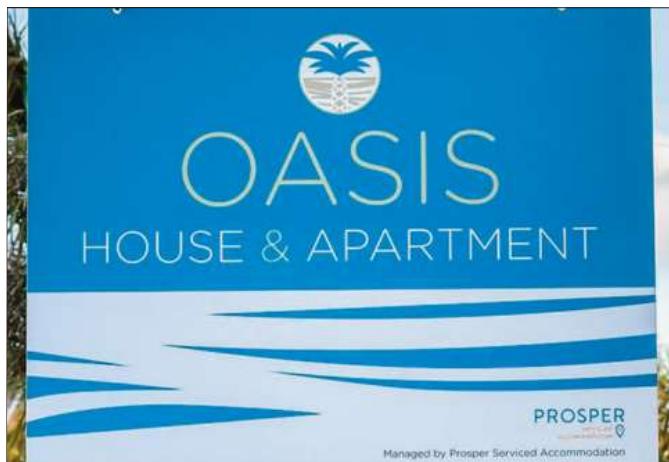
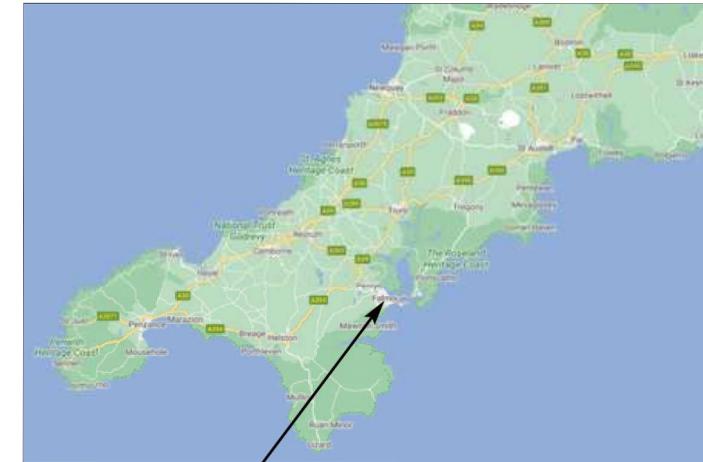
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used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

**Oasis House, 13 Dracaena Avenue, Falmouth**









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