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# Bridge House Tea Room & Bed & Breakfast

The Bridge, Boscastle, Cornwall PL35 0HE

- An outstanding character guest house and tea room located within a short walk of the harbourside in this picturesque fishing village on Cornwall's dramatic north coast
- A thoroughly refurbished and remodelled Period guest house offering four extremely well-appointed en-suite guest bedrooms, 12 cover tea room/dining room, equipped kitchen and access to a 30 cover courtyard garden
- Spacious owners' apartment with well-proportioned open-plan living room with a wood-burner, kitchen, two bedrooms and bathroom wc
- Combined turnover in excess of £125,000 per annum for the tea room and guest house
- A genuine home and income opportunity to live and work in one of Cornwall's most picturesque harbourside communities
- Excellent EPC rating of B, showing efficiency yet maintaining character

FREEHOLD

GUIDE PRICE £675,000

SOLE AGENT



## LOCATION

Bridge House enjoys a prime trading location between the beautiful National Trust harbour and the main car park in Boscastle which is situated on Cornwall's dramatic north coast. The property is well placed for guests to explore the South West Coast Path with miles of rugged north Cornish coast accessed nearby.

Bridge House is an ideal base for guests to explore the region which includes Tintagel, famed for Arthurian legend and Tintagel Castle, Port Isaac, home of television's Doc Martin and the picturesque harbour at Padstow. Boscastle itself has a range of local amenities and is well placed from which to explore a number of sandy coves and beaches on this beautiful stretch of coastline.

## DESCRIPTION

Bridge House is an elegant, stone fronted, three-storey property which has been thoroughly refurbished and remodelled by the current proprietors to offer a delightful tea room and garden offering up to 42 covers and four en-suite guest bedrooms (one ground floor and three first floor), which enjoy particularly high ratings on Booking.com and TripAdvisor. The tea room and guest bedrooms are extremely well presented in a contemporary manner and with a nautical theme throughout. Adjacent to the tea room/dining room is a bar servery with access to an equipped kitchen with a range of appliances, coffee station and a stable style door leading to the courtyard tea garden.

A real feature of Bridge House is the spacious and comfortable owners' accommodation, located on the second floor which includes a most generous open-plan living room with a feature wood-burner, a fitted kitchen, family bathroom wc and two bedrooms with built-in wardrobes.

We are sure discerning purchasers will appreciate that Bridge House offers a unique opportunity to acquire a guest house and tea room in a desirable harbour village with superb owners' accommodation and excellent trading history.

Interested parties are welcome to view our clients' website ([www.bridgehouse-boscastle.co.uk](http://www.bridgehouse-boscastle.co.uk)).

## THE BUSINESS

Our clients trade the tea room and garden approximately nine months of the year and the guest house 10 months, with both businesses having the potential to trade all year round due to Boscastle's long visitor season, National Trust status and it's position on the South West Coast Path.

In recent years the owners have taken the opportunity to take more time off, some of which is during peak season, so by opening fully during this period, trade would definitely be increased. The Tea room and courtyard opens for coffee and cake, a range of lunches and afternoon teas. The property is also licenced. Again, the business has much scope and potential to open for evening diners or perhaps providing breakfast to non-residents for more commercially minded proprietors.

The trading profit and loss accounts for Year ending 31st March 2022/23 showed a combined turnover of £127,232 (£80,995 and £46,237 for the tea rooms and guest house respectively). During 2021 the property was remodelled to provide a further ground floor en-suite guest bedroom which has certainly enhanced the guest house trade. There is of course, the opportunity to trade fewer bedrooms should new owners wish to focus more on the tea room / food side of the business. Further letting accommodation could also be made from the large owners apartment subject to planning, should owners wish to live off site.

In the normal manner, further accounting information can be made available to seriously interested parties following a viewing appointment.

## SERVICES

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

## FIXTURES, FITTINGS & EFFECTS

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 £5,000 (VOA website 2017 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 B under Certificate Number 9504-7655-6840-6070-5815

## 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.)

## VIEWING

Strictly by prior appointment with the Sole Selling Agents SBC Property.

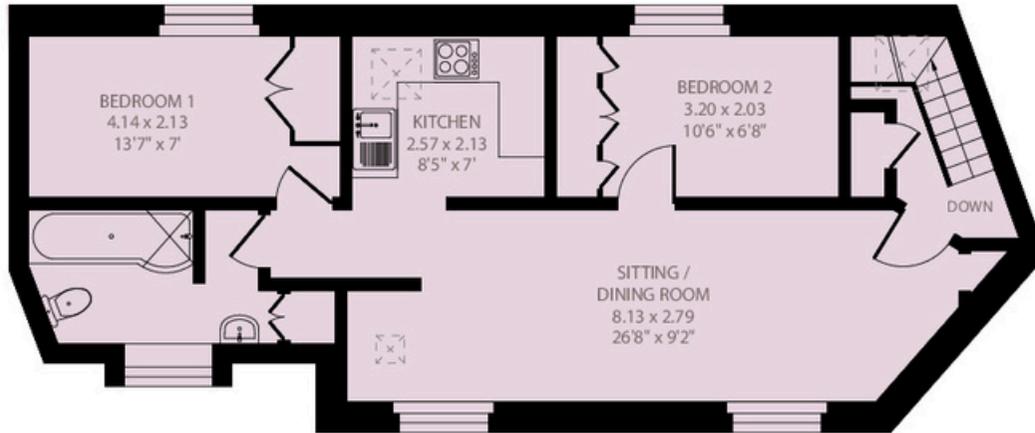


# The Bridge, Boscastle, PL35

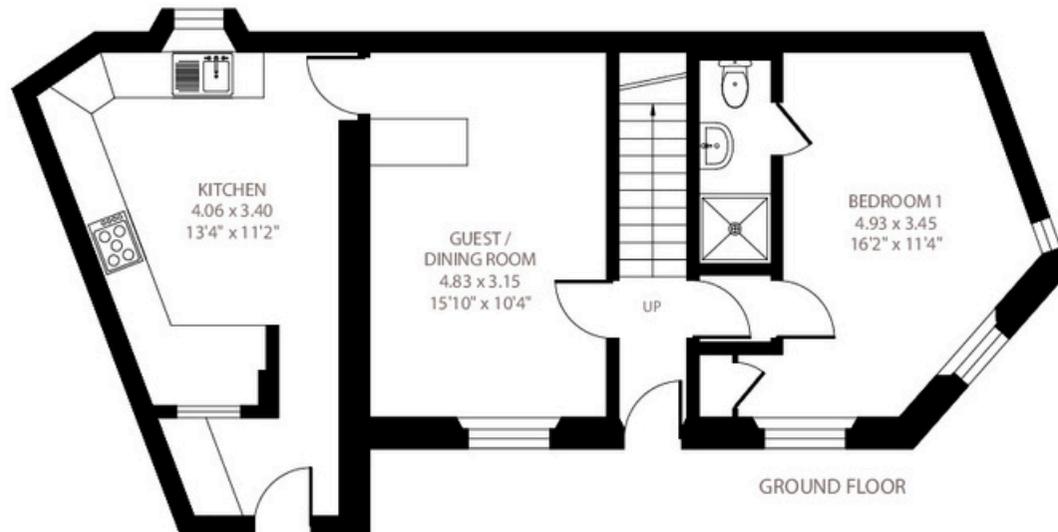
Approximate Area = 1895 sq ft / 176 sq m

For identification only - Not to scale

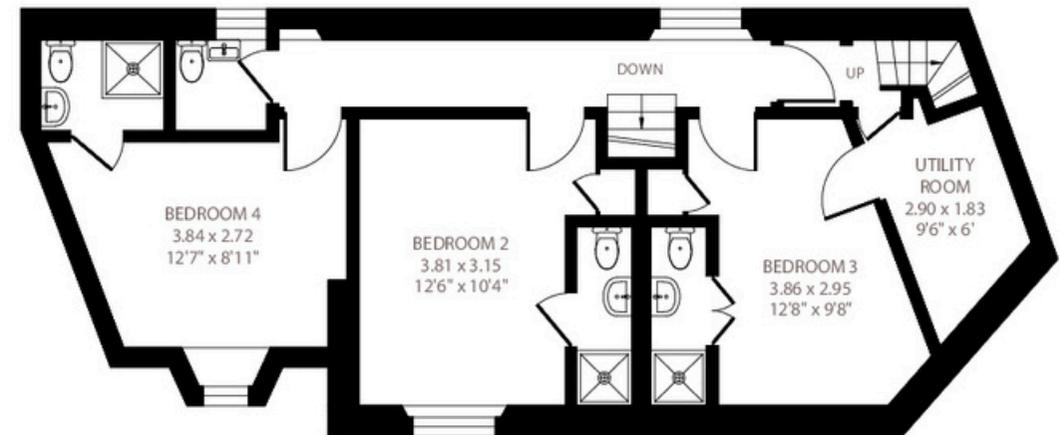
 Owner's Accommodation



SECOND FLOOR



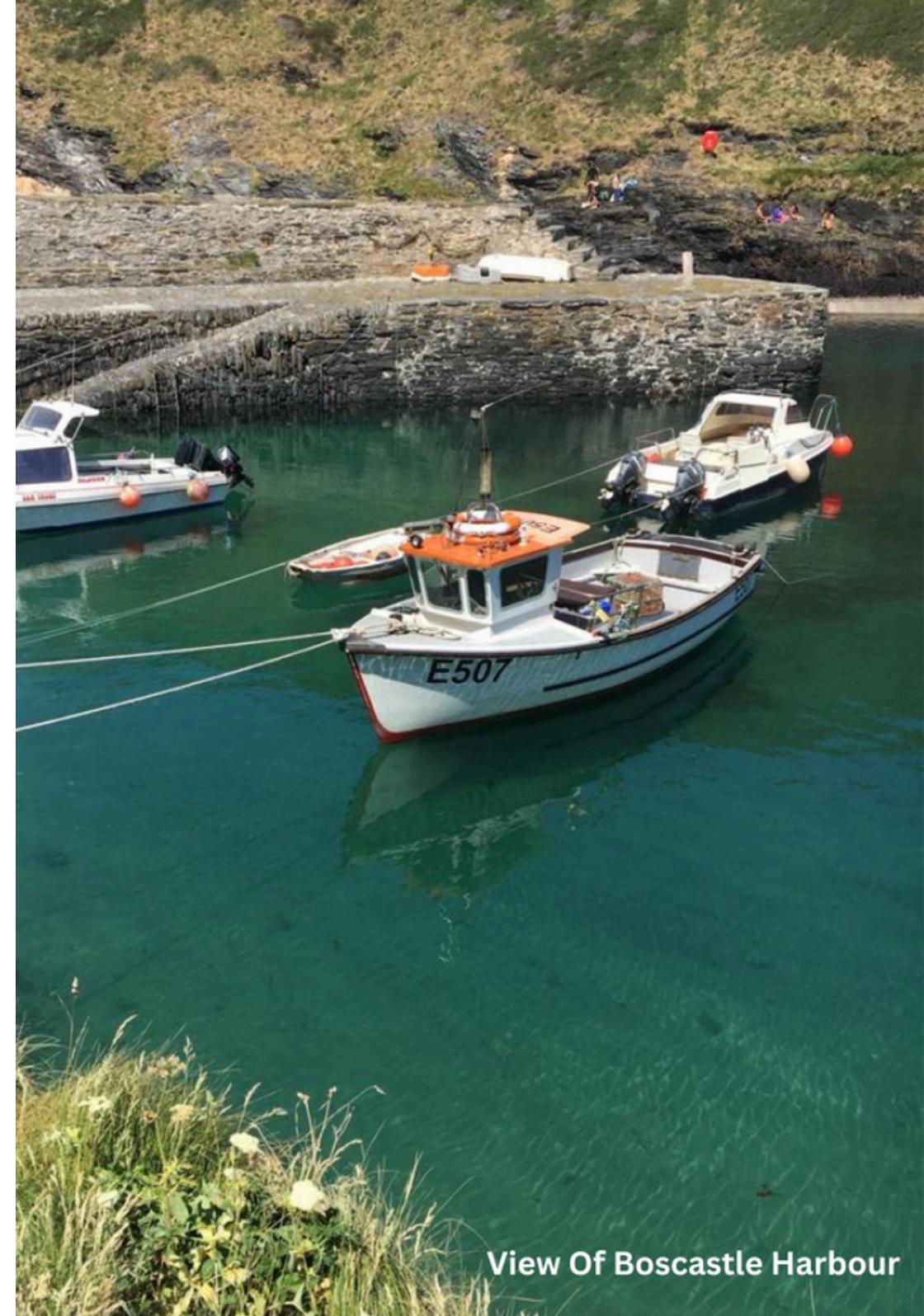
GROUND FLOOR



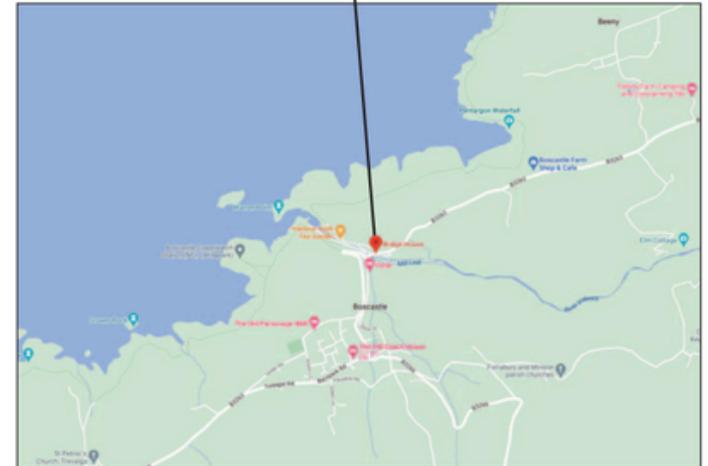
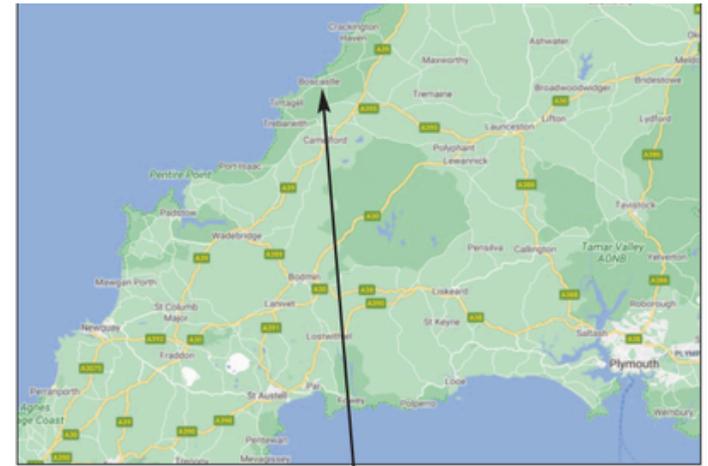
FIRST FLOOR



View Of Boscastle Harbour



View Of Boscastle Harbour



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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 offices. 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.