



PROPERTY

[sbcproperty.com](http://sbcproperty.com)

The Harrington

En-Suite Rooms  
& Self Catering Flats  
Open All Year

Tel 01637  
[www.harringtonguesthouse.com](http://www.harringtonguesthouse.com)

ev P  
ELECTRIC VEHICLE  
CHARGEPOINT







# Harrington Guest House & Apartments

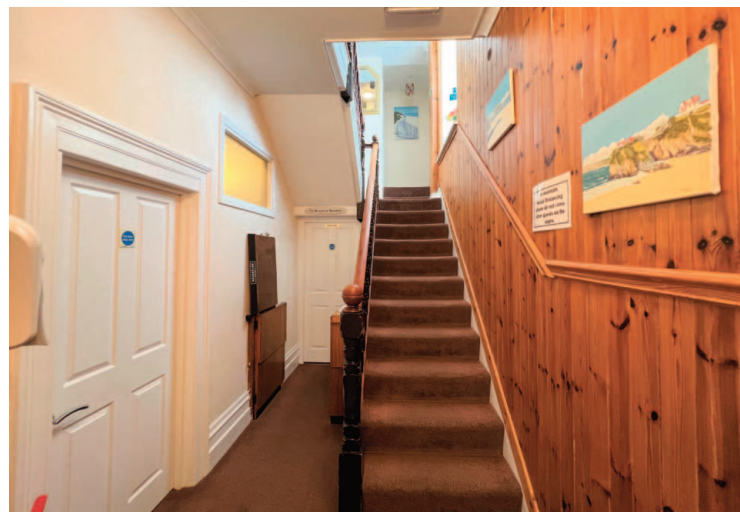
Tolcarne Road, Newquay, Cornwall TR7 2NQ

- Extremely well-appointed guest accommodation, well positioned for the town centre amenities, railway station and the beautiful Great Western and Tolcarne beaches
- Offering six guest bedrooms (five en-suite), two 2-bedroom self-contained apartments and a further 1-bedroom self-contained studio
- A well-proportioned, bay fronted guest lounge and adjacent dining room for up to 20 covers
- Car parking for three vehicles
- Deliberately trading under the VAT threshold with good levels of profitability
- An ideal home and income/leisure investment opportunity in one of the UK's most popular holiday destinations

FREEHOLD

EXCESS £675,000

SOLE AGENT



## **LOCATION**

The Harrington Guest House enjoys a prominent trading location on Tolcarne Road, conveniently placed for the adjacent car park, the town centre amenities, railway station and the beautiful Great Western and Tolcarne beaches, all within a short distance.

The property is well placed for access to the South West Coast Path and is convenient for guests to explore all of Newquay's superb beaches which enjoy some of the finest surfing conditions in the country.

Newquay offers a range of leisure amenities including Newquay Zoo, Water World, Blue Reef Aquarium, Holywell Bay Fun Park and Newquay Golf Club. Cornwall Airport Newquay is within approximately 15 minutes' drive.

## **DESCRIPTION**

This impressive bay fronted guest house has been carefully refurbished and extended by the current proprietors to now briefly comprise reception hall, bay fronted guest lounge with open access into a 20-cover breakfast room, six guest bedrooms (five en-suite and one with a private bathroom), a 2-bedroom self-contained apartment, a 1-bedroom studio apartment and a versatile 2-bedroom ground floor apartment which could provide separate owners' accommodation if required.

All guest bedrooms are offered equipped, include flat screen televisions, tea & coffee making facilities and WIFI throughout

The main guest house is warmed by gas-fired central heating and the apartments have electric heating, are separately metered and have their own water supply.

We are sure discerning purchasers will appreciate that the Harrington Guest House & Apartments offers a fine example of a home and income/leisure investment property located close to some fine sandy beaches.

Externally, to the front of the property is a parking area for three vehicles and guest bedroom four has access to a private terrace.

The Harrington Guest House has been sensibly remodelled to offer an excellent range of guest bedrooms and self-contained apartments offered to a very high standard.

Interested parties are welcome to view our clients' website ([www.harringtonguesthouse.com](http://www.harringtonguesthouse.com)).

## **THE BUSINESS**

The Harrington Guest House & Apartments has been in the same ownership for 19 years and is now available for sale due to retirement plans. The guest bedrooms are offered on a tariff ranging from £35 to £45 per person per night, and the self-contained apartments are offered under a separate tariff with an option for breakfast. The business principally trades nine months of the year, deliberately trading under the VAT threshold.

The popular guest house enjoys a strong business reputation with excellent ratings on TripAdvisor and Booking.com

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, drainage, gas and electricity. (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 £4,750 (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**

Energy Performance Certificate Rating C under Certificate Number 0105-9511-9833-0529-1334

## **VIEWING**

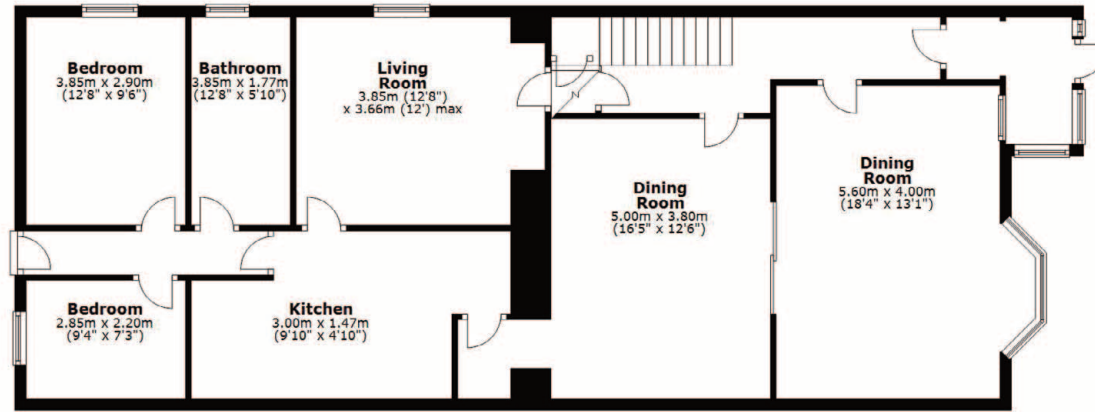
Strictly by prior appointment with the Sole Selling Agents SBC Property.





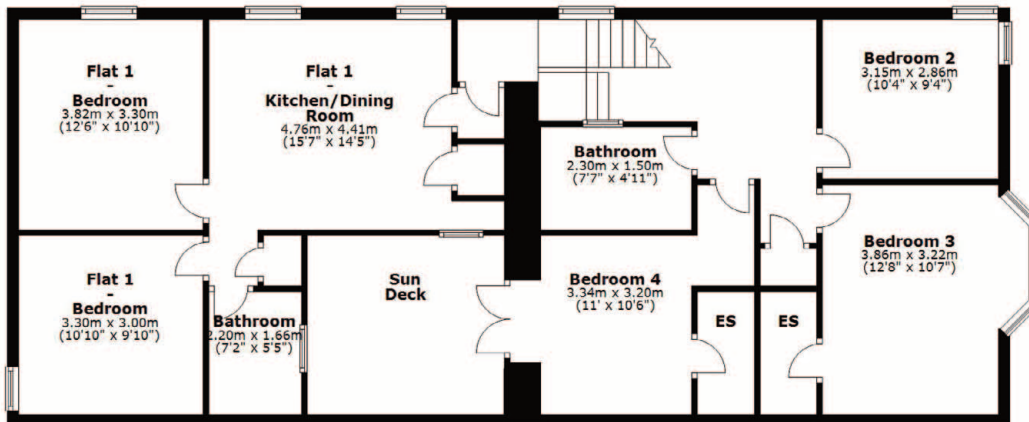
### Ground Floor

Approx. 122.6 sq. metres (1319.7 sq. feet)



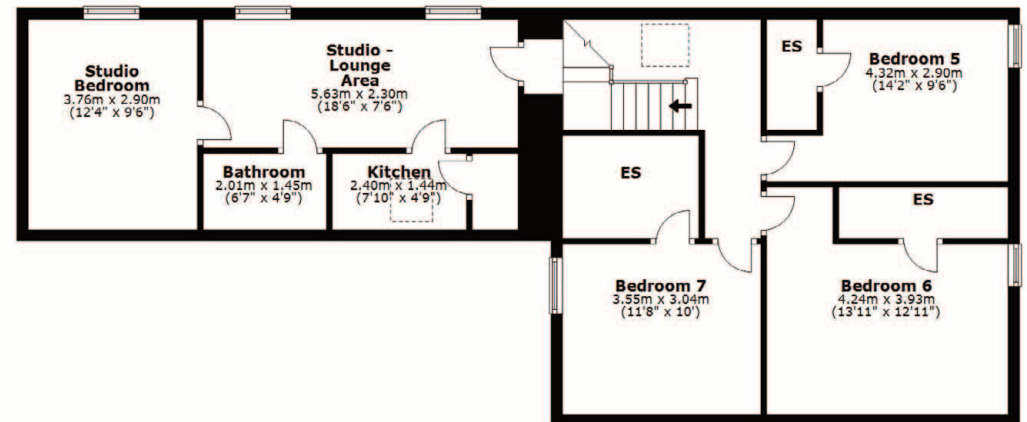
### First Floor

Approx. 124.5 sq. metres (1339.7 sq. feet)



### Second Floor

Approx. 91.7 sq. metres (987.1 sq. feet)



Total area: approx. 338.8 sq. metres (3646.6 sq. feet)

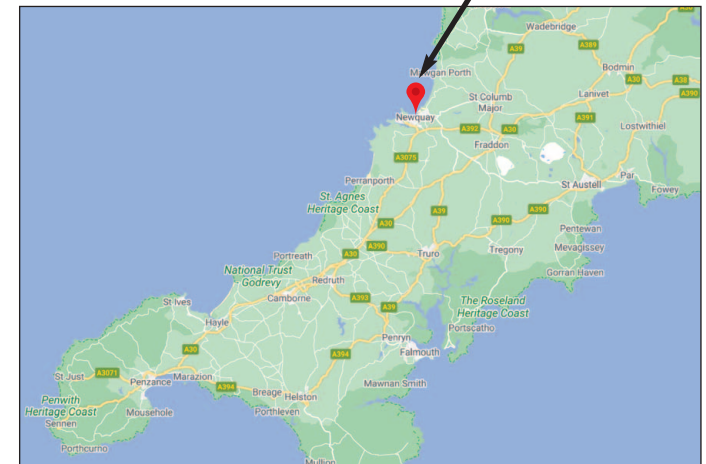
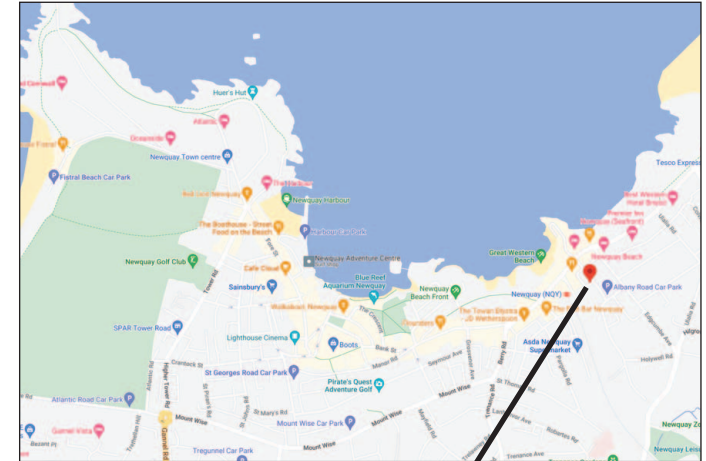
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used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

**Harrington Guest House, Newquay**









sbcpROPERTY.com

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

DANIELL HOUSE  
FALMOUTH ROAD  
TRURO TR1 2HX

T: 01872 245819  
F: 01872 223342

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 SBC Property 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 SBC Property, 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 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.