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# Schooners Hotel

Town Beach, St Marys, Isles Of Scilly TR21 0LN

- A small island hotel in a beautiful location on St Marys Town beach, overlooking the harbour and off islands beyond
- Enjoying consistent high reviews for excellent food, friendly service and relaxed atmosphere
- Nine of the hotel's fourteen en-suite guest bedrooms take in superb uninterrupted sea views
- Two adjacent dining rooms, one with a beautiful bespoke bar and the other having access onto a delightful beach terrace
- Turnover in region of £440,000 per annum with lucrative levels of net profitability
- An outstanding lifestyle/leisure investment opportunity offering beachside accommodation, breath taking sea views & Island life
- Genuine semi retirement sale

FREEHOLD

Guide £1.1 million

SOLE AGENT



## LOCATION

Schooners Hotel enjoys a prime, beachside location in Hugh Town on the island of St Marys in the Isles of Scilly, just a short walk from the shopping and leisure amenities, is close to the quay where daily boat trips depart to the off-islands and other sightseeing trips. Porthcressa Beach in Hugh Town is also within a short walk.

St Marys is the administrative centre of the Isles of Scilly and has year round transport links with the mainland via air and sea.

## DESCRIPTION

This impressive, long-established Island hotel has been thoroughly refurbished by the current proprietors to a very good standard. The accommodation briefly comprises reception area, two dining rooms, one housing a fitted licensed bar, the other having access to a beachside terrace, a splendid recent addition, kitchen, pantry, laundry area and up to 14 guest bedrooms (six double/twin with sea view, two double with sea view, one family, one single with sea view, and four double/twin with inland view). Many of the rooms take in the panoramic views across town beach, the harbour and the off-islands beyond.

Previously, the entire third floor provided a self-contained owners' apartment with lounge, kitchen diner, two bedrooms and bathroom. This area could be remodelled and revert back to an owners' self-contained apartment depending on any prospective purchasers' requirement.

Outside, abutting Town Beach, is a delightful sun terrace providing al-fresco opportunities for up to 16 diners.

We are sure discerning purchasers will recognise that Schooners Hotel offers an outstanding lifestyle/leisure investment opportunity with an exclusive beachside location, taking in breathtaking sea views on the beautiful Isles of Scilly.

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

## THE BUSINESS

The popular 2\* Rated hotel trades on a seasonal basis, April to October. The business has a strong reputation with good levels of repeat business.

During recent years the popularity of Cornwall and Scilly has grown and this is shown in our clients' accounts for year end 2023 where a turnover in of

£440,000 was achieved with very 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.

## 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.)

## 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 £17,750 (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)).

## 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.)

## ENERGY PERFORMANCE CERTIFICATE

The hotel has an EPC Rating of D under Certificate Reference Number 6508-1971-4434-3862-4284.

## VIEWING

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

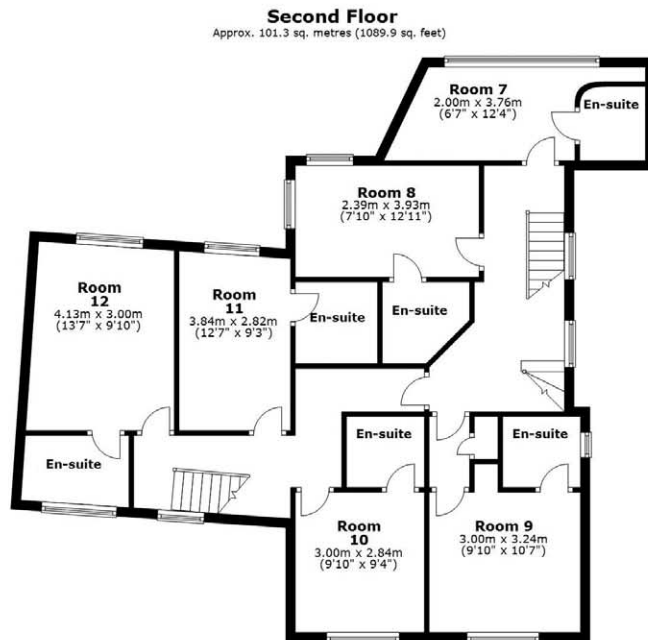
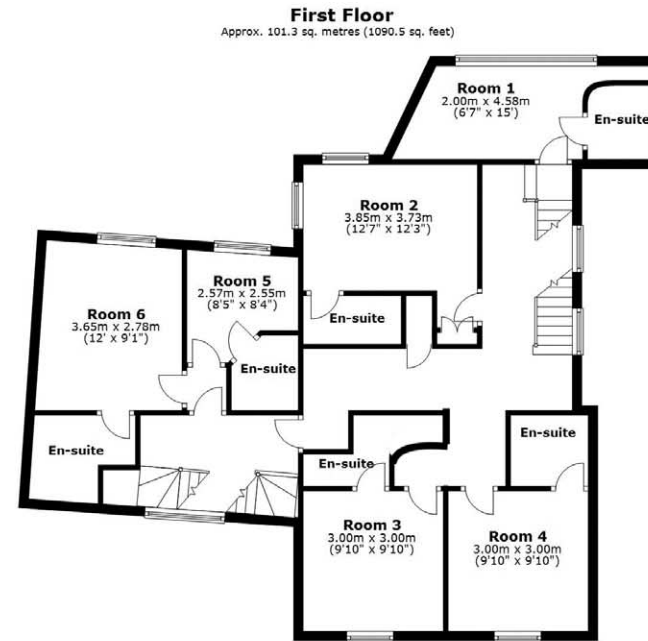
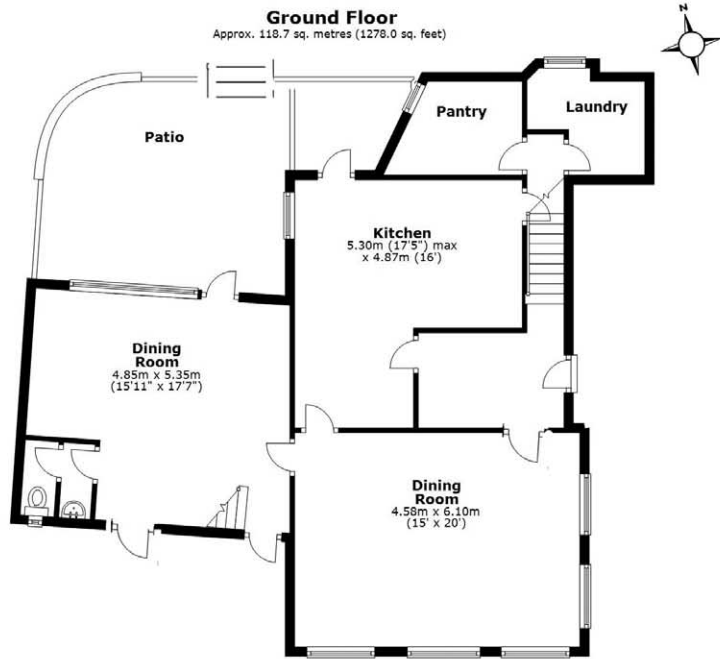




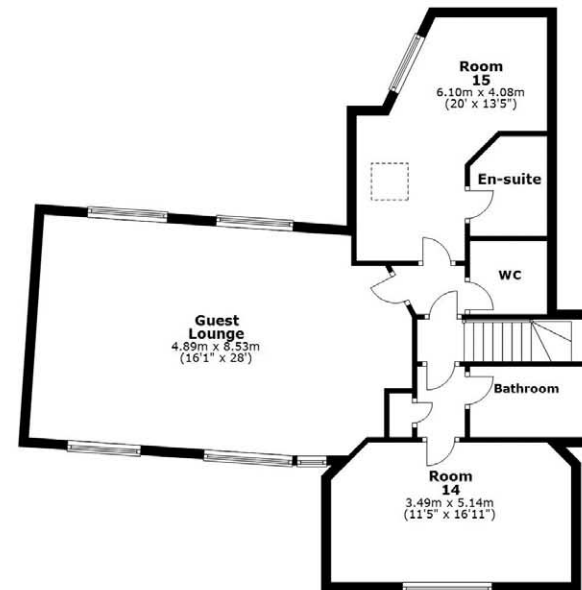
Island  
Gin  
70cl £4.50  
Try Irish & German  
Always IPA £4







**Third Floor**  
Approx. 84.5 sq. metres (910.0 sq. feet)



Total area: approx. 405.8 sq. metres (4368.4 sq. feet)

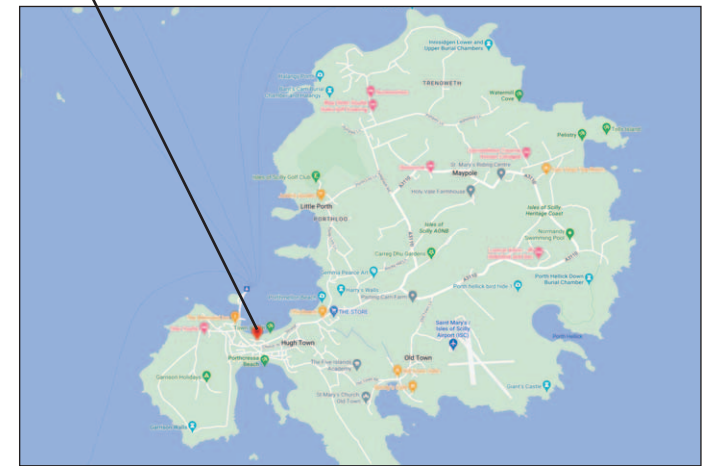
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used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

Plan produced using PlanUp.

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