



CHERRYWOOD LODGE, POLPERRO ROAD, LOOE, CORNWALL, PL13 2JE

Enviably located in famous Cornwall holiday town, close to picturesque harbour and sandy beach. Delightful 19th Century chapel completely renovated and refurbished. Six superior en suite letting bedrooms, attractive owner's 2 bed s/c accommodation, conservatory dining area, kitchens, gardens and private car park 5/6 cars. 5 Star rating. Seasonally run. T/o approx. £50,000 per annum. Great opportunity. Viewing essential. FREEHOLD.

- **SUPERIOR 'BOUTIQUE' COASTAL BED AND BREAKFAST**
- **CLOSE TO TOWN CENTRE, HARBOUR AND BEACH**
- **SUPERB DETACHED PROPERTY**
- **COMPLETELY RENOVATED AND REFURBISHED**
- **6 QUALITY EN SUITE LETTING BEDROOMS**
- **SELF-CONTAINED 2 BEDROOM PRIVATE ACCOMMODATION**
- **GENEROUS GARDEN, VALUABLE PRIVATE CAR PARKING**
- **SEASONALLY RUN 6 MONTHS OF THE YEAR**
- **TURNOVER APPROX. £50,000**

FREEHOLD BUSINESS TRANSFER OIRO £750,000 SAV SOLE AGENTS

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LOCATION:

Looe is South Cornwall's most popular holiday village with a fine sandy beach and it still retains the atmosphere of a fishing village with its tangled streets and quays on both sides of the river which divide the town east and west. The two halves of the town look out at one another across the narrow estuary formed by union of the beautiful wooded East and West Looe rivers just above the bridge which connects the two boroughs. Looe offers good bathing, yachting, river and sea trips and shark fishing. Besides the holidaymakers staying in the hotels and guest houses, the place is crowded with day trippers who soon fill the car parks early each day.

DESCRIPTION:

Cherrywood Lodge enjoys an enviable elevated position in Polperro Road in West Looe, within walking distance of the main town, picturesque harbour and beach. Polperro Road is one of the main access routes through and from Looe and, from its elevated site, the property enjoys an attractive outlook across woodland towards Looe's Millpool and beyond. It also has the additional benefit of having its own private car parking area to the rear which is somewhat unique for properties in this location and proves to be a great asset for guests staying at the Lodge and consequently the business enjoys generous levels of income.

The property is detached and believed to date back to the 1800s. It was originally a chapel which was later utilised as a Sunday School. It has been operating now for some years as a bed and breakfast and was acquired by our clients in 2009. During their stay, they have completely renovated and refurbished the property throughout which is now presented to a superb standard, providing quality en suite letting accommodation complimented by attractive self-contained owner's accommodation. The property stands in a generous sized plot with an extremely valuable private car parking area to the rear. An early viewing appointment is highly recommended to fully appreciate the location, quality and appeal of this charming 'boutique' style Cornish coastal guesthouse.

SCHEDULE OF ACCOMMODATION:**GROUND FLOOR**

SIDE ENTRANCE HALL With tiled floor, radiators, coved ceiling, access to conservatory dining area and access to letting accommodation.

CONSERVATORY DINING AREA A charming well appointed room overlooking gardens to front and side with tiled floor, ceiling fan, feature wall mounted electric fire, coffee machine, cereal dispenser, door to gardens and five sets of matching quality dining room tables and chairs.

LETTING BEDROOM 1 A superior double-bedded room with window to side aspect and French doors to rear. EN SUITE WET ROOM with low level WC, shower, wash-hand basin and heated towel rail.

LETTING BEDROOM 2 A double-bedded room with French doors to outside, radiator and carpet. EN SUITE SHOWER ROOM with double cubicle, sink unit, low level WC, tiled wall and floors.

NOTE: At present, our clients choose to only let 5 of the letting bedrooms, which is purely by personal choice. Consequently, Letting Bedroom 2 is not currently used for letting and is at present utilised as a laundry room and linen store. However, it could be easily reinstated as a letting bedroom by new proprietors if they wish to do so.

KITCHEN Superb modern kitchen with full range of wall and floor cupboard units with work surfaces, six-ring oven, extractor hood, sink unit, tiled walls, grill, two microwaves, spotlights to ceiling, fridge freezer and window to front aspect.

BOILER ROOM With Worcester gas-fired boiler and immersion tank.

INNER HALLWAY With cupboard and access to private accommodation.

PRIVATE LOUNGE An attractive room with carpet, window to side aspect, spotlighting, radiator and TV point.

PRIVATE BATHROOM With double shower cubicle, low level WC, vanity sink unit, radiator and tiled walls.

PRIVATE BEDROOM 1 A double bedded room with window to side aspect, carpet, fitted wardrobes, radiator and door to outside rear.

PRIVATE BEDROOM 2 A large double bedded room with feature sloping vaulted ceiling, window to side aspect, carpet and radiator.

FIRST FLOOR

LANDING Approached off internal stairs from the entrance hall with radiator, carpet and FIRE EXIT to outside rear.

LETTING BEDROOM 3 A superior double-bedded room with feature sloping vaulted ceiling, fitted carpet, radiator, and sofa. EN SUITE SHOWER ROOM with double shower cubicle, low level WC, wash-hand basin, heated towel rail and window to front aspect.

LETTING BEDROOM 4 A standard double-bedded room with feature sloping vaulted ceiling, carpet, radiator and window to front aspect. EN SUITE SHOWER ROOM with double shower cubicle, low level WC, heated towel rail and wash-hand basin.



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SCHEDULE OF ACCOMMODATION [CONT]:

LETTING BEDROOM 5 A standard double-bedded room with feature sloping vaulted ceiling, fitted carpet, radiator and window to side aspect. EN SUITE SHOWER ROOM with double shower cubicle, low level WC, wash-hand basin and heated towel rail.

LETTING BEDROOM 6 A superior double-bedded room with feature sloping vaulted ceiling, carpet, sofa and window to front aspect. EN SUITE SHOWER ROOM with double shower cubicle, low level WC, wash-hand basin and heated towel rail.

THE LETTING BEDROOMS

All the letting bedrooms are spacious, well appointed and presented to a superior standard. All have en suite shower rooms and king-size beds, free Wi-Fi, fridges, flat screen TV, hairdryer, complimentary toiletries and tea and coffee making facilities. All rooms are centrally heated and individually furnished.

OUTSIDE The property stands in a generous plot with terraced lawned areas and a patio directly to the front of the conservatory dining area. There are steps down from the patio to Polperro Road which leads down to the town centre and harbour. To the rear is a PRIVATE CAR PARKING AREA which provides space for approx. 6 cars. This is a great asset to the business and is somewhat unique to properties in this location in Looe.

SERVICES We understand that all main services are available to the property. The premises have the benefit of two separate gas-fired central heating systems providing instant heating both to the letting and the private accommodation.

TENURE / LEASE TERMS:

Freehold.

BUSINESS:

TRADE is that of a **CHARMING BOUTIQUE STYLE BED AND BREAKFAST** which enjoys an enviable and peaceful trading position in West Looe, yet at the same time is within comfortable walking distance of the town centre, picturesque harbour and lovely sandy beach.

The business has been in the **PRESENT HANDS** since 2009 and during our client's tenure, the property has been **COMPLETELY RENOVATED AND REFURBISHED THROUGHOUT** and now provides modern, quality furnished en suite letting accommodation which is complimented by most attractive self-contained private owner's living accommodation.

The business is **CURRENTLY RUN** by a husband and wife team who choose to operate on a **SEASONAL BASIS** from April through to September. The business enjoys an enviable reputation and is 5 Star rated on TripAdvisor. Our client's currently choose to provide 'adult' only bed and breakfast where guests can enjoy hotel style comfort and fair and realistic bed and breakfast prices.

Our clients have an informative website that can be viewed at <https://www.cherrywoodlodge.co.uk>

The business is **WELL ESTABLISHED** and our clients enjoying an excellent reputation for providing quality letting accommodation complimented by a great and varied breakfast menu. Our clients choose to operate for 6 months of the year and we understand that the **ANNUAL TURNOVER** amounts to approx. £50,000. We understand that the tariff for B&B ranges from £100 - £120 per night. These tariffs are felt to be modest and we understand are due to increase next year. The current turnover is generated using only five letting bedrooms and it is felt that new owners would probably look to reintroduce Letting Bedroom 2 which would further increase turnover and profits for the future. We feel it is also important to mention that our clients choose to only operate from April to September and it is felt that this could be extended if new owners wished to do so.

Additional trading figures will be made available to serious prospective buyers once they have actually inspected the premises.

We understand that **STOCK** to be taken over at valuation upon completion should be nominal.

An excellent opportunity to acquire a superior boutique style bed and breakfast which is located in a highly sought after trading position in the heart of this ever-popular Cornish coastal holiday town. Having been completely renovated and refurbished by our client, it provides quality guest accommodation alongside comfortable owner's accommodation. An early viewing appointment is essential.



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VAT:

All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £6,500. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is B (48).

ANTI-MONEY LAUNDERING REGULATIONS:

A successful tenant/buyer will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

VIEWING AND CONTACT INFORMATION:

Strictly through Huntley & Partners. Please contact :-

Paul Goss on 07570 384544, 01752 206020

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Brian Hasell on 07570 384518, 01752 206020

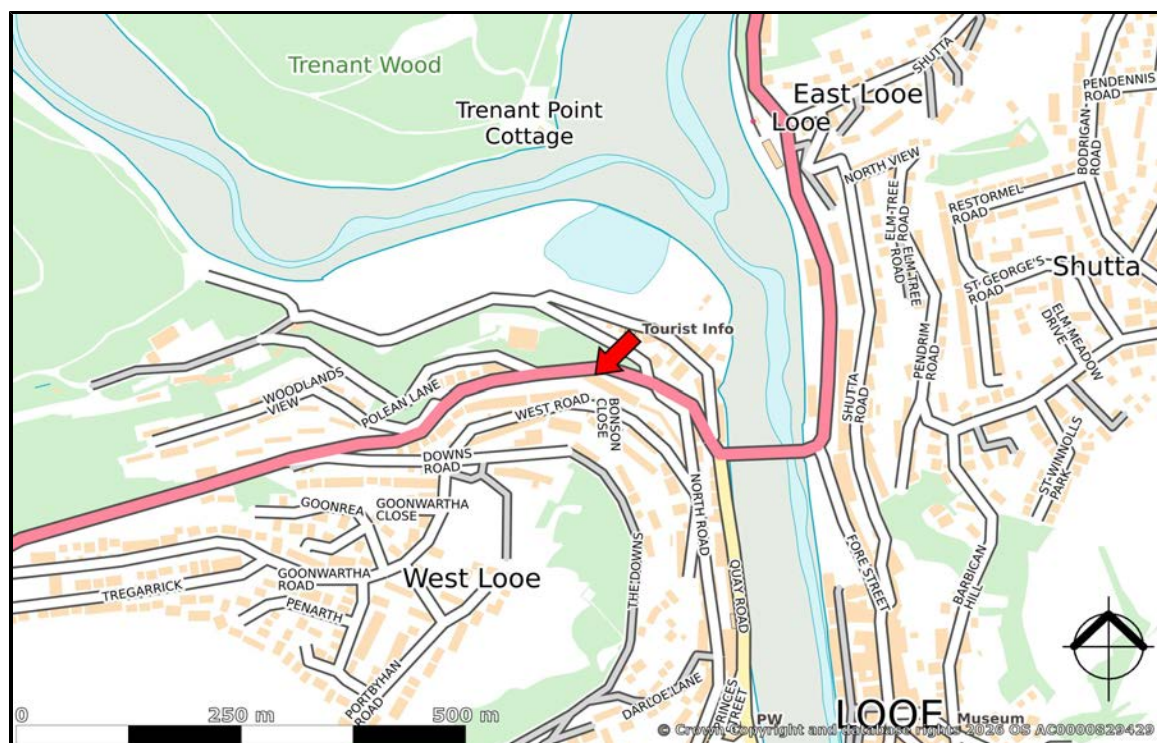
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