ELNOR GUEST HOUSE, 1 RUSSELL STREET, LISKEARD, PL14 4BP

£650,000 FREEHOLD, TRANSFER OF GOING CONCERN

Miller Commercial

Chartered Surveyors and Business Property Specialists

WELCOME
TO THE
ELNOR
Elnor Guest House

PREVENT CROSS
CONTAMINATION

This
kitchen
must be
kept clean
and tidy

SUMMARY:

8 BEDROOM GUESTHOUSE IN EAST CORNWALL TOWN

TWO (1 BED AND 2 BED) SELF CONTAINED FLATS

ONE BEDROOM COTTAGE AT REAR

GUESTS LOUNGE, DINING ROOM AND PARKING

WELL APPOINTED KITCHEN

RETIREMENT SALE, TURNOVER C.£65K to £70K PA

EPC - C-52 AND C-74

LOCATION:

Elnor Guesthouse is situated on the edge of the busy town of Liskeard, in East Cornwall, which has national and niche retailers, restaurants and cafes and is near the train station.

Liskeard is an historic town with may period properties and is popular as a base to explore the Moor and South Coast.

PROPERTY:

The end of terrace property is understood to date to the 1860's, was extended in the 1960's and the Cottage was converted in 2018, formerly the garage.

The property is arranged over three floors, with letting rooms on the ground and first floors and the flats on the first and second floors. The Cottage is detached and is two storey.

Our client has owned the property since June 2019, during which time there has been a significant investment programme in the infrastructure and fixtures and fittings. In our opinion the property is well presented.

BUSINESS

We understand a bed and breakfast has traded on this site since the 1960's, has been in our clients tenure for 5 years and is now being sold due to retirement. The business is run by family members and appeals to persons for business, holidays and attending nearby events.
Clients webiste : www.elnorguesthouse.co.uk

SCHEDULE OF ACCOMMODATION:

Ground Floor:
Entrance Porch with patterned tile floor.

Guests Lounge : 4.09m x 3.89m, windows to front and side, seating for guests , feature fireplace.

Letting Rooms : All rooms with TV, tea and coffee making equipment, radiator and en-suite (except Room 1, separate shower).

Room 5 : Double, two windows to side.
Staff WC
Room 6 : Single, two windows to front and side.
Room 7 : Single, window to side.
Room 8 : Family, door and window to side and rear.

Dining Room : 4.94m x 4.60m, access from hallway and kitchen, set up for 18 covers, skylight.

Kitchen : 4.74m x 3.55m, two windows and door to rear, 7 ring gas cooker with double oven, stainless steel sink, coffee machine and work bench.

First Floor :
Bedroom 4 : Double, window to rear.
Bedroom 3 : Single, window to side.
Bedroom 2 : Twin, window to rear, vanity unit.
Bedroom 1 : Triple, window to front, vanity unit and separate shower room .

SCHEDULE OF ACCOMMODATION:

First Floor
Laundry Room : 3.06m x 2.02m, window to front, washing machine and 2 tumble dryers, iron press.

Self Contained Flats

First floor; comprising a lounge / study area, two double bedrooms and a shower room.

Second Floor; comprising a kitchen, lounge, bedroom/ study and shower, separate wc.

Cottage

Converted part ground and whole first floor former garage; comprising kitchen / dining area 3.76m (into stairwell) x 3.20m, matching base and wall units; first floor lounge area 4.01m x 3.41m, windows to front and side; shower room ; and bedroom 4.41m (into wardrobe) x 2.73m, window to rear.

Outside
Garage area 4.94m x 4.32m, with side door access, power and light and housing boiler for the cottage.

Cottage Garden / Patio (approx. 8m x 8m)

Parking for 7 vehicles.

METHOD OF SALE:
Asset sale: Transfer of a Going Concern. No staff to be transferred over.

TENURE:
Freehold
No restrictive covenants or easements. Neighbour has a pedestrian right of way from rear of garage, along passageway to their property.

SERVICES:
Advised by clients:
Mains Water
Mains Drainage
Mains Gas
Electricity - single phase

Interested parties to make own enquiries to providers.

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 at 1st April 2026 is £5,800, for qualifying buyers no rates payable. Interested parties to make own enquiries.

INVENTORY OF TRADE CHATTELS:
Inventory of trade chattels and equipment, free of any lease/lien to be included within the purchase, a copy of which will be supplied prior to Exchange of Contracts.

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is C-52 (Guesthouse) and C-74 (Cottage).

STOCK:
Not applicable.

VALUE ADDED TAX:

We understand the business is not registered for VAT on sales.

FINANCE:
If you require advice on the potential purchase of Elnor Guesthouse at no initial cost, please contact Graham Timmins below.

VIEWING AND CONTACT INFORMATION:
Strictly through Miller Commercial. Please contact either:-

Graham Timmins on 01872 247019
Email gt@miller-commercial.co.uk

Jonny Bright on 01872 247022
Email jb@miller-commercial.co.uk

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