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Ref: M3511

CAPE CORNWALL CLUB

CAPE CORNWALL ROAD, ST JUST, PENZANCE, TR19 7NL



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CAPE CORNWALL CLUB, ST JUST, PENZANCE, TR19 7NL

- * *Coastal leisure sports resort and golf club*
- * *Stunning setting in World Heritage Site and AONB*
- * *Impressive property completely renovated and refurbished throughout*
- * *23 boutique en suite letting bedrooms*
- * *Fully licensed large bar/restaurant areas, functions suite and commercial kitchens*
- * *Leisure suite with heated indoor pool*
- * *Sauna, jacuzzi and air-conditioned gymnasium*
- * *Large sun terrace with stunning sea views*
- * *Substantial customer car park*
- * *Spectacular 18-hole par 70 golf course*
- * *Fully licensed with an enviable reputation*
- * *Planning for additional letting suites offering genuine growth potential*
- * *Turnover approx. £1.1million per annum*
- * *EBITA of approx. £157,000*
- * *Unique opportunity with viewing highly recommended*

CAPE CORNWALL CLUB enjoys in a stunning elevated position above Cape Cornwall where dramatic cliffs meet the rolling Atlantic Ocean in one of the most spectacular and scenic stretches of coastline in Cornwall. The club and golf course enjoy breathtaking sea views from which, on a clear day, take in the Isles of Scilly.

The historic town of St. Just is located a mile or so inland and this has a thriving local community with independent shops, traditional pubs, cafés and a growing reputation for its vibrant art scene. The town provides a range of amenities whilst retaining its charm and character and serves as a gateway to the wider community of West Cornwall.

The surrounding area is rich in natural beauty and is a World Heritage Site, as well as being designated as an Area of Outstanding Natural Beauty. The golden surf beaches of Sennen Cove and Gwenver are only a short drive away. St Ives, Newlyn and Mousehole are all within a 30-minute drive from the club and these offer a variety of artisan shops, seafood restaurants and galleries.

Transport links are excellent for such a remote and peaceful setting. Penzance, approximately 7 miles to the east, offers a full range of services and amenities including supermarkets, pubs and restaurants and main line rail connection to London Paddington which makes Cape Cornwall Club both accessible and secluded, a rare and most appealing combination for this part of the Cornish coast.

The property itself was originally a farm before being converted into a golf club in the late 1980s and was opened to the public in 1990. The clubhouse, bar and leisure complex is of mixed construction comprising a single storey building with extensions and including solid stone and blockwork construction, set below a mixture of pitched roofs clad with slate, shallow pitched metal profile clad extensions and some more flat roof extensions. We understand that the pool and spa areas were added in 2018. The original accommodation building was converted from a traditional two storey barn, with stone walls set below a timber cut pitched roof clad with slate. The further letting annexe was built by our clients in 2023 to provide an additional 8 letting bedrooms.

Under the present ownership, the property has been completely renovated and refurbished throughout and now provides 23 quality boutique style letting bedrooms, impressive bar restaurant functions and leisure facilities, all of which is complimented by a spectacular 18-hole golf course. An early viewing appointment is highly recommended to fully appreciate the location, appeal and undoubted future trading potential of this leisure complex and golf club which is renowned throughout Cornwall for its friendly and unpretentious atmosphere.



THE ACCOMMODATION (ALL DIMENSIONS APPROXIMATE)

CLUBHOUSE, BAR AND LEISURE BUILDING

RECEPTION VESTIBULE [27.8m²/299ft²] Approached directly from the main car park, separated from the main bar and restaurant by a glazed partitioning. With reception counter and various retail display units.

MAIN LOUNGE BAR AND RESTAURANT [94.67m²/1,019ft² plus 27m²/296ft²] An impressive L-shaped bar and dining area with additional raised bay window seating area enjoying stunning sea and coastal views, high vaulted and exposed beam ceiling with feature stone fireplace, cast iron log burner, wood strip flooring, range of quality bar furnishings and effects with covers for approx. 60 persons with additional fireside lounge sofa seating area.

BAR SERVERY With wood top counter, illuminated back bar display unit with shelving, top pressure beer fonts, wash-up facilities, commercial coffee unit, shelving and optics.

KITCHEN AREA Arranged in two principal areas [17m²/183ft² and 30m²/323ft²] with commercial wall and floors, full range of commercial catering equipment including extraction units, stainless steel work surfaces, wash-up systems, cookers, microwaves, refrigeration etc. Access to outside service yard.

FUNCTIONS SUITE [approx. 137.2m²/1,477ft²] An impressive functions area accessed via the stairs from the main bar and restaurant, with high vaulted ceiling with skylights, floor to ceiling French doors which provide direct access to the sun terrace with stunning views out across the surrounding coastline, wooden floor, covers for up to 200 persons and fully equipped corner bar servery area. Access from the function's suite to the cloakroom facilities. The club carries a wedding licence and can conduct civil ceremonies.

STOREROOM [25.5m²/274ft²]

INNER HALLWAY [18m²/194ft²] Providing access to bar areas and leisure complex.

GENTS' LOCKER ROOMS [28.5m²/306ft²] With open shower, locker area and vanity unit.

SEPARATE WC With 3 urinals, 3 wash-hand basin and 3 WCs

LADIES' LOCKER ROOMS With showers, locker area and vanity unit.

DISABLED WC With toilet, wash-hand basin and baby changing facilities.

GYMNASIUM [50.3m²/541ft²] A newly constructed air-conditioned gymnasium with glazed windows overlooking the swimming pool, with extensive range of state-of-the-art equipment including rowing

machines, treadmill, assault bike, Olympic bench press, dual body cable machine, multi-press machine, dumbbells and kettle bars etc.

SWIMMING POOL COMPLEX Swimming pool area with heated indoor pool measuring 10.5m by 6.3 m and 1.4m deep. With surrounding patio areas, sunbeds and recliners, hot tub, electric sauna, communal shower, plant room and glazed French doors to outside sunbathing area.

THE LETTING FACILITIES located either side of the main bar, restaurant and leisure complex.

The original letting annexe is arranged over two floors and provides 15 quality ensuite letting bedrooms.

The second letting annexe was built by our clients and opened in July 2023. This is a single storey annexe which provides a total of 8 quality ensuite letting bedrooms.

The letting accommodation totals 23 luxury “boutique” style ensuite rooms, all of which have been totally renovated and refurbished by our clients to provide luxury “hotel” style letting facilities, combining comfort and a full range of modern amenities including smart TVs, free Wi-Fi, coffee and tea making facilities etc. A list of room types and tariffs are available upon request.



THE CAPE CORNWALL GOLF COURSE The Cape Cornwall Club offers an 18-hole golf course with a challenging par 70 [5,672 yard] course off the white tees, together with a shorter par 63 [4,105 yard] course from the 4 blue tees which is intended to encourage beginners and those with higher handicaps.

The golf course extends to approx. 67 acres and each of the 18 holes offers incredible views across the sea and surrounding coastline. On a clam, sunny day you can see all the way to the Isles of Scilly.

The Golf Club currently has approximately 230 members and a detailed list of membership and green fees are available on request.

NOTE: The golf course land is owned by the National Trust and currently leased to our clients. It is subject to a 25-year lease from 25 December 2004 at a current passing rent of £22,000 per annum, exclusive of rates, subject to rent reviews every 5th year. We understand that the lease is incorporated in the Landlord & Tenant Act and is subject to the standard renewal provisions, and that a new 15-year term is available at the end of the current lease. For fuller details, please contact the agents.

CAR PARK The Club has the benefit of an extensive car parking area.

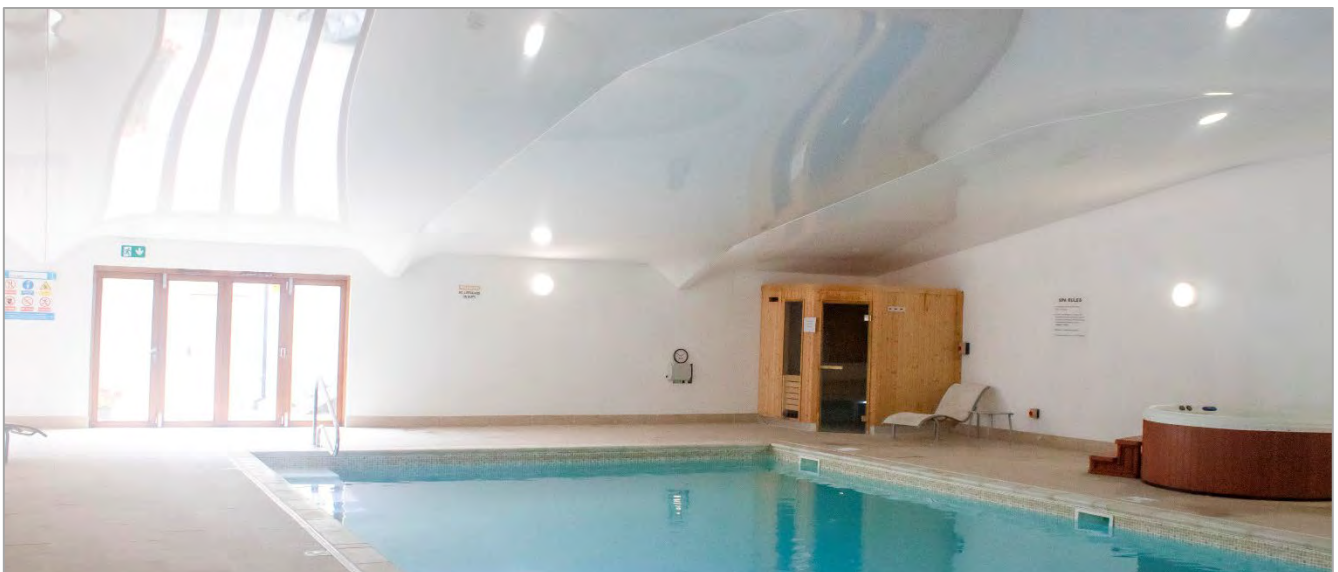
TRADE TERRACE There is a large trade terrace and patio area adjacent to the function's suite, bar and restaurant. This can accommodate a large marquee if required and provides a stunning outside seating area which takes in the breathtaking views of the Atlantic Ocean and surrounding coastline.

GOLF BUGGY STATION Located adjacent to the clubhouse and providing covered car parking facility for the electric golf buggies.

STORAGE CONTAINERS There are a couple of steel storage containers which provide storage facilities for the grounds and maintenance equipment.

SERVICES We understand that mains water, electricity and drainage are connected to the property. Bulk gas is used in the kitchens with a bottled gas installation for a boiler sited in the accommodation units. The accommodation units have electric heating, and the swimming pool is heated by an air-source heat pump. We also understand there are some areas with underfloor heating.

PLANNING PERMISSION We understand that Planning Permission exists for the provision of a further 7 en suite letting bedrooms, a one storey dwelling for employee use, a golf shop and to increase the size of the function's suite.





THE BUSINESS

CAPE CORNWALL CLUB occupies a stunning coastal setting in West Cornwall in a UNESCO World Heritage Site and an Area of Outstanding Natural Beauty. The resort is situated on the only “cape” in England and from its elevated position enjoys outstanding views out across the Atlantic Ocean and surrounding coastline.

The golf club itself was established in 1990 when it was originally converted by previous owners from what was originally a farm and outbuildings. The business has been in the **PRESENT OWNERSHIP** since 2019 and during our client's tenure, the premises have been **COMPLETELY RENOVATED AND REFURBISHED THROUGHOUT** with a significant investment undertaken on both the fabric of the property, as well as the marketing and rebranding of the business itself. As a result, the club is now presented to a particularly high standard throughout and now provides an extensive range of quality leisure and letting facilities seldom found in a complex of this size and nature.

Our clients have an informative website which provides a detailed list of all the facilities and services provided by the club which would give any prospective buyer a valuable insight into the business, and this can be viewed at www.capecornwallclub.com .

The business is fully staffed with the current proprietor taking a primarily supervisory role in the day-to-day operation of the business. There is a full management structure in place with a total of 15 members of staff employed front of house, in the kitchen, housekeeping and the golf resort. A detailed schedule of staff, their roles and wage costs, is available after inspection of the premises.

The business enjoys an **EXCELLENT AND GROWING YEAR-ROUND CUSTOM** with an enviable reputation for its outstanding accommodation, food and leisure facilities. It has a **REGULAR AND LOYAL CUSTOMER BASE** which, in turn, is boosted by the many thousands of holidaymakers and tourists who visit and pass through the area throughout the year. It caters for both private individuals and groups. Due to the **EXTENSIVE INVESTMENT AND RENOVATIONS** undertaken by our clients, the business now has a variety of established income streams that have helped **ENHANCE THE INCOME LEVELS OF THE BUSINESS**.

The accounts for the year ending 31 December 2024 show a **NET TURNOVER** of £1,070,492 with **GROSS PROFIT** of approx. £732,844 and a **STRONG EBITA** of approximately £157,400. This produced an **ADJUSTED NET PROFIT** of approx. £471,975 prior to staff wages, depreciation and repairs and renewals.

The management figures for the current financial year from January 2025 through to and ending September 2025 (10-month period) show a turnover of approx. £972,563. This is split as outlined below:

Accommodation	29%
Food Sales	27%
Golf Fees	22%
Bar Sales	19%
Gym	3%

We understand that the **PROJECTED TURNOVER** for the year ending December 2025 should be somewhere in the region of £1.1million. Additional trading figures can be made available to serious prospective buyers once they have inspected the premises.

We understand that **STOCK** to be taken over at valuation upon completion should amount to approximately £6,500 to £ 7,500.

Whilst trading successfully, it is felt that there is still **GENUINE POTENTIAL** to further increase the turnover and future profits of the business. When the current owners acquired the business, it had a tired reputation and was suffering from lack of investment made in previous years. They have redressed this and invested heavily in both the property and rebranding of the club, which has resulted in a **SIGNIFICANT INCREASE** in trade. It is felt that new and enthusiastic owners will be able to build on its growing reputation and popularity. In addition, the site has **VALUABLE PLANNING CONSENT** for 7 additional letting bedrooms, staff accommodation and an extension to the function suite.

The purchase of **CAPE CORNWALL CLUB** represents a somewhat unique opportunity to acquire a leading sports and leisure resort in a stunning coastal position overlooking the Atlantic Ocean. Under the present ownership, it has been subject to a **MAJOR REFURBISHMENT PROGRAMME** and now provides 23 quality ensuite letting rooms, 2 attractive bars, licensed restaurant and functions venue. In addition, these facilities are complimented by a spectacular 18-hole golf course and indoor leisure complex with heated swimming pool, gymnasium and spa facilities. An early viewing appointment is highly recommended.

PRICE: FREEHOLD: Offers in the Region Of: £ 1,600,000 SAV SOLE AGENTS

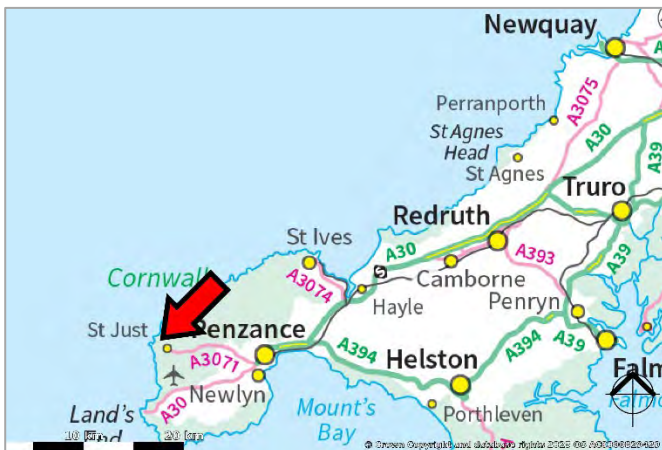
Unless otherwise stated all rental figures and asking prices quoted in the above details are exclusive of any Value Added Tax that might be applicable.

VIEWING Our clients require that **all viewings must be arranged by prior appointment through our offices**. Telephone now on **PLYMOUTH (01752) 20 60 20** (24hr answering service) when we will be pleased to make all your appointments for you, and bring you up-to-date with newly listed businesses.

PROFESSIONAL SERVICES We are also **Specialists in Valuations** for all purposes, **Rent Reviews, Lease Renewals, Rating, Compensation, Planning, Property Management and Auctions**. Contact our team of professionally **Qualified Surveyors, Valuers and Auctioneers** for all your requirements. Telephone us now on **PLYMOUTH (01752) 20 60 20** (24hr answering service).

MORTGAGES Contact our offices now for all your mortgage requirements. Plymouth (01752) 20 60 20.

LOCATION MAP



ENERGY PERFORMANCE CERTIFICATE

