

PINE LODGE HOTEL, 91 HENVER ROAD, NEWQUAY, TR7 3DJ

GUIDE PRICE £1,150,000

Miller Commercial

Chartered Surveyors and Business Property Specialists









SUMMARY:

- PROMINENT 12 BED HOTEL IN COASTAL LOCATION
- LICENSED BAR / RESTAURANT AND HEATED POOL
- WELL MAINTAINED AND PRESENTED
- 3 / 4 BEDROOM OWNERS ACCOMMODATION
- 3 YEAR AVERAGE T/0 £287K / NET £130K (END DEC 2025)
- ALTERNATVE TRADE UNTIL RECENT CLOSURE
- SUITABLE FOR A VARIETY OF USES, INCLUDING HOTEL
- EPC - 53C

LOCATION:

The location of Pine Lodge is an asset, being on one of the main roads into and out of Newquay and within walking distance of the town centre and beaches.

The property is set back from the road and enjoys much privacy in the front and rear gardens.

Newquay is one of the County's foremost holiday destinations, famed for its world class surfing beaches and in recent years a sizeable annual music festival.

Newquay attracts all ages of visitors and is an all year round destination.

The town has seen investment in the residential and commercial space, most recently the Nansledan development which is set for further growth.

PROPERTY:

A substantial two storey period property built in 1926 we understand , set in sizeable grounds and gardens, providing ample parking to the front, a lawn area with tables and chairs, leading to the enclosed poolside patio. The pool area is a real boon to the property and offering as a hotel, given the size and privacy.

There are several seating areas and planting making this a real feature.

To the front of the property is a good size bar/restaurant and games room, which could provide further covers.

The kitchen and service areas are in the mid part of the property with the owners accommodation being to the rear, which affords privacy.

On the ground floor is the former dining room, now used as an owners room but could easily revert and with separate access with large bedroom suites.

On the first floor are the remaining rooms, some of which have a sea aspect to the rear.

We are advised the tile roof has recently been replaced, which is evident upon inspection and the roof has solar panels which are owned.

In our opinion the property and grounds are presented in good order.

BUSINESS:

We understand the business has been providing guest accommodation since the 1950's, has been in our clients tenure since 2019, who are now selling to relocate.

During our clients tenure the property has been subject to significant updating and improvement.

The business has up until relatively recently traded as a hotel/bar/restaurant which up until the year end December 2025 showed net sales of £265,803 and an adjusted net (EBITDA) of c. £172,000.

A three year average turnover is on the region of £287,000 and the net profit average of c.£130,000. So, this has historically been a very consistent and profitable business.

Towards the end of 2025 our clients took the decision to cease operating as a hotel and offered accommodation to via the Local Authority for which there is significant demand in the Newquay area and more widely within the County.

We are in receipt of some figures for this period, although through choice the accommodation was not fully utilised.

Based on 12 rooms and the prevailing tariff with a say 70% occupancy the projected turnover is c. £200,000 per annum with significantly lower operating costs.

In summary, a property ready to trade as a hotel/B&B or for alternative accommodation which both have the capacity for a high level of return.


PINE LODGE


Be savage
Pines Vibes


Pines Vibes


Pines Vibes









ACCOMMODATION:

See Floor Plan on Page 8

Ground Floor
Pine Lodge has a welcoming entrance / reception leading in to the sizeable restaurant / bar which can be set up for 20 covers, with the adjacent games area capable of providing further covers.

The bar area has 3 pumps and an outside cellar capable of providing more lines. To the rear is a stock room and a well appointed kitchen, with a gas cooker/oven with two vent extraction canopy over.

A former dining room, now used as a bedroom, which is capable of providing 20 covers, or could provide one or two additional letting units.
With separate access are four good size bedroom suites (all ensuite), two with a small patio area.

To the rear of the property is the private 4 bedroom owners accommodation (one of the bedrooms is in a detached building) with a good size lounge, with patio off.

First Floor
Wide staircase leading to the bedrooms (all ensuite) which number 8 in total , several of which have a far reaching sea view (advised rooms 3,4,6,7 and 8). Also, two kitchens which serviced the residential guests needs.

Outside
Parking: up to 14 spaces at the front

Garden Area: to the front of the property, a screened lawn area.

Store/Shed (as shown on plan) with power and light.

Patio/Pool Area (pool size as shown on plan), with planting and raised areas, shed for furniture storage.

Plant room: on the side of the building housing the boiler to heat the pool.

TENURE:
Freehold. Title Number: CL36348
Advised no public rights of way, restrictive covenants or easements over the land.

LAND AREA:
Extending to c 0.516 acre, taken from Land Registry Title Plan and digitally mapped, both available as separate documents to interested parties.

PLANNING PERMISSION / BUILDING REGULATIONS:
Advised no current Planning Permission or Building Regulations pending.

OPERATING LICENCE(S):
Premises Licence : LI19_006171 for the sale of alcohol on the Premises

METHOD OF SALE:
Transfer of going concern on an Asset Sale basis.

SERVICES:
Advised by clients

- Drainage : Mains supply
- Water : Mains supply
- Electricity : Single phase supply
- Gas: Mains supply

Interested parties to make own enquiries via statutory providers.

STOCK:
Nominal Value.

VAT:
We are advised the business is Registered for VAT on sales.

BUSINESS RATES;
We refer you to the government website https:// www.tax.service.gov.uk/view-my-valuation/search (by postcode and business address) which shows the Rateable Value (from April 2026) is £14,500, this is not the rates payable.

INVENTORY OF FIXTURES & FITTINGS:
All trade fixtures and fittings essential to the running of the business are to be transferred free of lease / lien on Completion. An inventory will be supplied prior to an exchange of contracts and form part of the Contract for sale.

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is 53C

FINANCE OF PURCHASE:
If you require and advice on a potential purchase of Pine Lodge Hotel , at no initial cost, please contact Graham Timmins on details 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





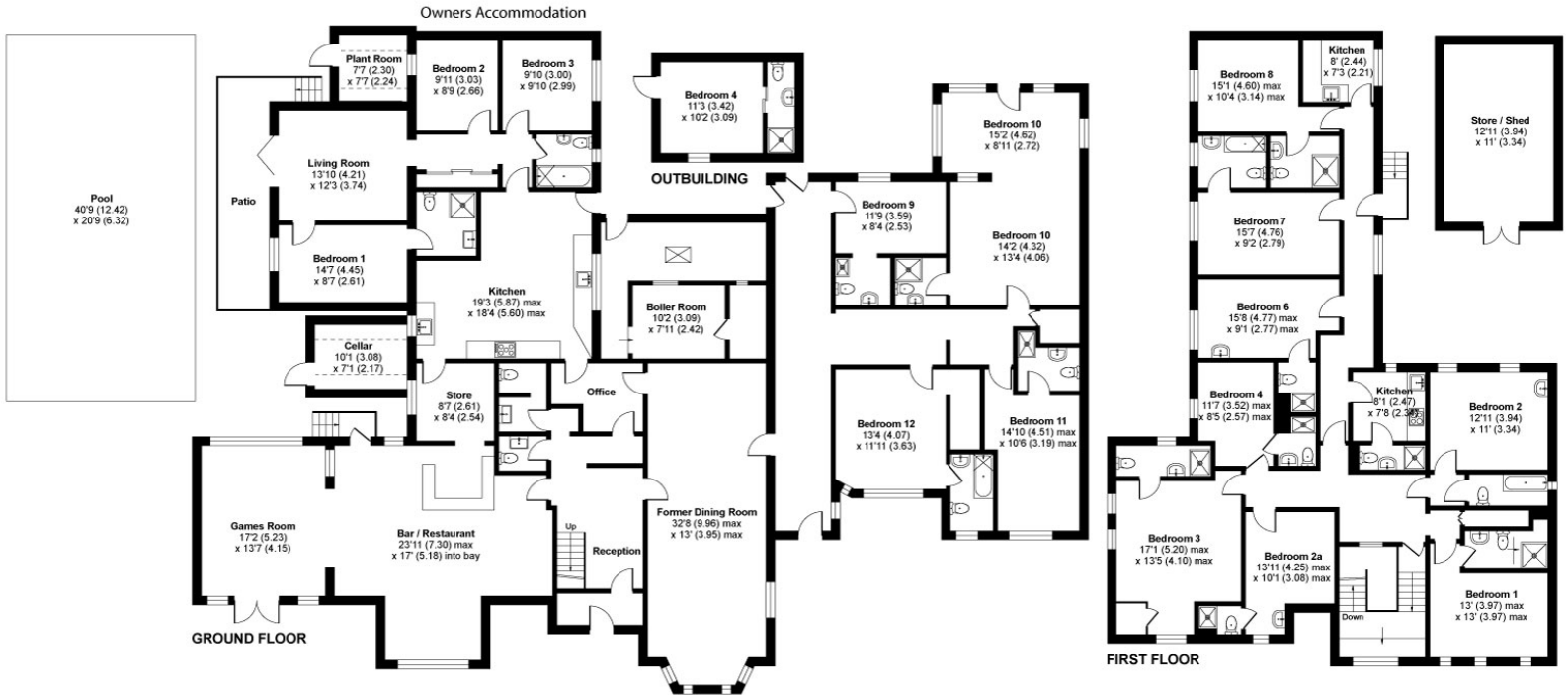






Pine Lodge Hotel, 91 Henver Road, Newquay, TR7

Approximate Area = 6430 sq ft / 597.3 sq m
Limited Use Area (s) = 59 sq ft / 5.4 sq m
Outbuilding = 414 sq ft / 38.3 sq m
Total = 6903 sq ft / 641 sq m
For identification only - Not to scale

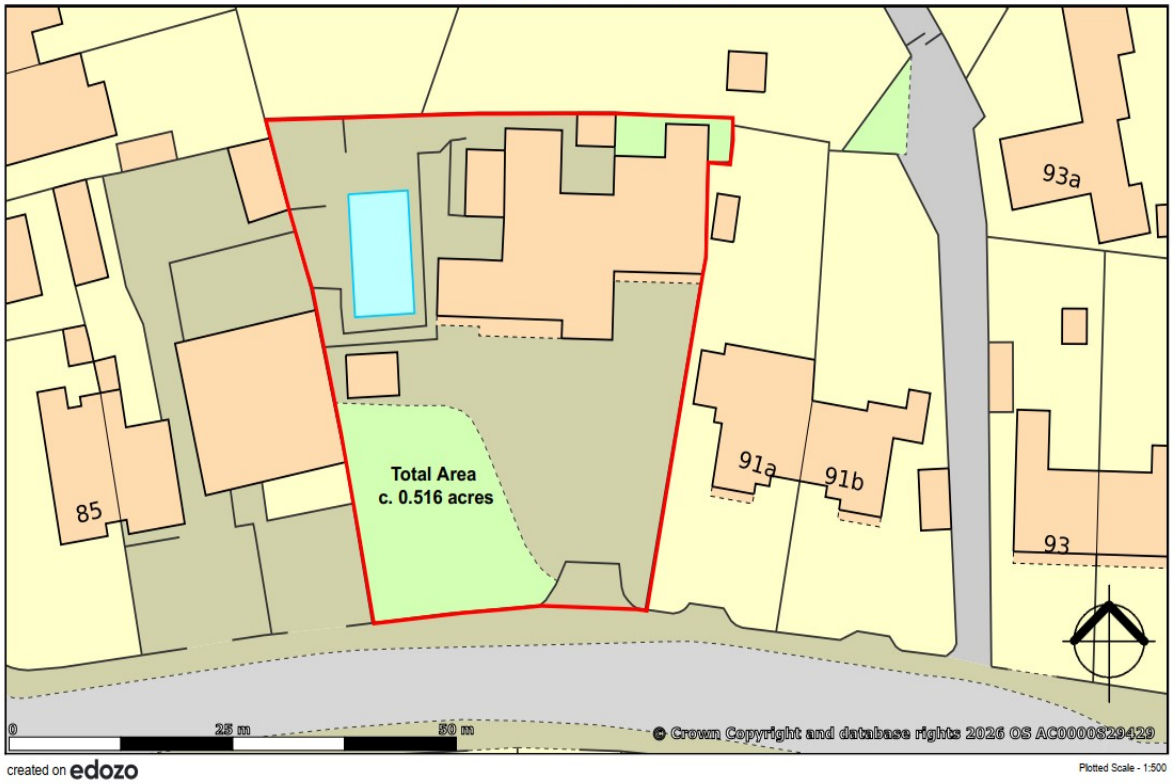


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Miller Commercial LLP. REF: 1539003

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