

DUNEDIN GUEST HOUSE, ALEXANDRA ROAD, PENZANCE, TR18 4LZ



- AA 4 STARS
- 8 EN-SUITE GUEST ROOMS
- TURNOVER CIRCA £90,000 (MAR - OCT)
- POTENTIAL FOR GROWTH
- POPULAR TOURIST LOCATION
- 2 BEDROOM OWNERS APARTMENT
- LARGE BREAKFAST ROOM
- DOUBLE GARAGE
- COURTYARD
- IDEAL LIFESTYLE/SEMI RETIREMENT OPPOTUNITY
- EPC: D84

**OFFERS OVER £500,000
FREEHOLD**

Miller Commercial

The business property specialists



LOCATION

The historic, picturesque coastal town of Penzance is located in South West Cornwall and is the administrative and commercial centre for the former Penwith District. In addition to a continually expanding residential population, Penzance remains one of the County's most popular holiday destinations, being surrounded by beautiful sandy beaches and a myriad of visitor attractions such as St Michael's Mount, The Minack Theatre, Lands End and National Trust properties such as Treriffe House and Trengwainton Gardens.

The Dunedin Guest House is located in the sought after area of Alexandra Road which offers visitors easy access to both the town centre and the sea front.

THE PROPERTY

The Dunedin Guest House is an elegant Victorian property with accommodation arranged over four floors and has been the subject of ongoing refurbishment during our clients' 16 year tenure. The Guest House now boasts an AA 4* Rating and comprises 8 spacious en-suite letting rooms, bay fronted breakfast room, (16 cover) with many period features, spacious 2 bedroomed owners' apartment, courtyard and double garage.

THE BUSINESS

The Guest House operates on a bed and breakfast basis only, trading from the beginning of March to the end of October.

Trading accounts for the year ending 31st March 2018 show sales of £89,315 with a gross profit of £64,208 Further accounting information will be made available to interested parties, following a viewing, in the normal manner.

THE ACCOMMODATION COMPRISES

(all areas and dimensions are approximate)

GROUND FLOOR

ENTRANCE VESTIBULE

1.97m x 1.32m. Small pane glazed door to hallway 7.232m x 1.85m (max), built-in cupboard shelved for linen, cleaning products etc. Staircase to upper floors, doors to:-

BREAKFAST ROOM

5.87m x 4.27m. Large bay window to the front elevation overlooking Alexandra Road, feature former fireplace with marble surround and arched alcoves to either side with recessed wall lights and shelving, ceiling corniss and feature ceiling rose, picture rail.

BEDROOM 7 - TWIN

4.18m x 4.10m into arched recess (dimensions include the en-suite). 2 feature arch recesses, window to rear.

EN-SUITE SHOWER ROOM

Shower cubicle, pedestal wash hand basin with mirror, low level wc, heated towel rail.

BEDROOM 8 - DOUBLE

5.41m x 3.34m (dimensions include the en-suite). Dual aspect room with period features including ceiling corniss, picture rail, featured recess.

EN-SUITE SHOWER ROOM

Vanity wash hand basin with mirror over, built-in shower cubicle, low level wc, tiled walls, heated towel rail, window to side elevation.

BEDROOM 6 - DOUBLE

4.437m x 3.331m (dimensions include the en-suite). Window to rear elevation.

EN-SUITE SHOWER ROOM

Vanity wash hand basin, mirror over, shower cubicle, low level wc, with window to side elevation.

FIRST FLOOR

Built-in laundry closet.



BEDROOM 5 - DOUBLE

4.170m x 3.810m (dimensions include the en-suite). Window to rear elevation, built-in wardrobe, feature recess, ceiling fan light.

EN-SUITE SHOWER ROOM

Pedestal wash hand basin with mirror over, low level wc, shower cubicle, heated towel rail.

BEDROOM 4 - FAMILY SUITE**SINGLE BEDROOM**

4.435m x 2.239m, window to front elevation, archway through to:-

DOUBLE BEDROOM

3.348m x 6.008m (dimensions to include the en-suite), feature sash bay window to front elevation overlooking Alexandra Road, feature recess.

EN-SUITE SHOWER ROOM

Shower cubicle, low level wc, pedestal wash hand basin with mirror over.

BEDROOM 3 - DOUBLE

5.395m x 3.312m (dimensions include the en-suite). Window to rear elevation.

EN-SUITE SHOWER ROOM

Shower cubicle, vanity wash hand basin with mirror over, low level wc, window to side elevation.

SECOND FLOOR**BEDROOM 1 - FAMILY ROOM**

4.85m x 4.75m into larger dormer double and single beds, window to front elevation, built-in wardrobe with louvre doors.

EN-SUITE SHOWER ROOM

Shower cubicle, pedestal wash hand basin with mirror over, low level wc, heated towel rail.

BEDROOM 2 - SINGLE

3.817m x 2.332m. Pedestal wash hand basin, shower cubicle, Low Level WC, Velux window to

rear.

OWNERS APARTMENT

(Located on the lower ground floor)

HALLWAY

Understairs cupboard, large cloaks cupboard, Indesit large fridge, Daewoo fridge freezer, doors to:-

LOUNGE

5.74m (into recess) 4.318m plus bay 2.35m x 1.51m. Large feature bay window to the front elevation, period features including 2 wall recesses, dado rail and picture rail. Built-in cupboard housing the gas and electric meters.

KITCHEN

4.144m x 3.840m. Fitted with a range of base and wall units and long island, stainless steel single sink drainer, 4 oven Aga with 2 hot plates and 1 warming plate, Cannon 6 burner range with 2 ovens and eye level grill, Zanussi undercounter freezer, Berco Still, Whirlpool larder, fridge freezer, Bosch dishwasher. Double opening glazed doors to:-

REAR VESTIBULE/COVERED AREA

2 Hoover tumble dryers, Bosch washing machine.

BATHROOM

Window to side elevation, close coupled wc, wall mounted wash hand basin, built-in shower cubicle.

BEDROOM 1

4.328m (max) x 3m. Window and glazed door to the side elevation. Alcove through to:-

BEDROOM 2 / OFFICE

Window to side elevation, part glazed door to side exposed stone feature wall.

OUTSIDE

Small courtyard area with raised beds and steps leading up double garage with light and power and chest freezer.



GENERAL INFORMATION

LOCAL AUTHORITY

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is D84.

INVENTORY

An Inventory of all loose chattels and equipment, free of any lease/lien, to be included within the sale will be supplied by Miller Commercial prior to exchange of Contracts.

BUSINESS RATES

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search>.

SERVICES

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

Transco: 0800 111 999

STOCK

To be taken at valuation.

VALUE ADDED TAX

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

FINANCE

If you require advice regarding the Financing of a Business, at no initial cost, please contact us on the number below.

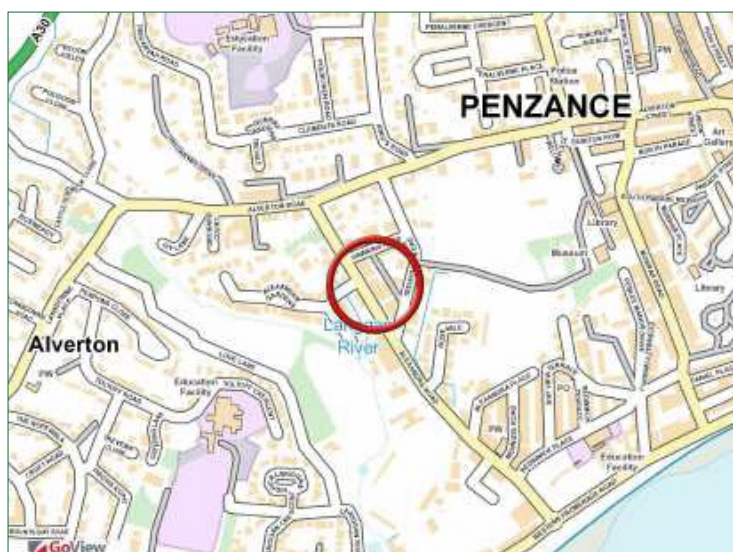
CONTACT INFORMATION

For further information or an appointment to view please contact either:-

Graham Timmins on 01872 247019 or via email gt@miller-commercial.co.uk or

Paul Collins on 01872 247029 or via email pc@miller-commercial.co.uk or

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