



# SMUGGLERS BED & BREAKFAST, NEWLYN





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## FORE STREET, NEWLYN, CORNWALL TR18 5JN

- An impressive licensed guest house taking in stunning views over Newlyn Harbour, across Mounts Bay to St Michaels Mount
- Four quality en-suite guest bedrooms, reception hall, guest lounge, a well-proportioned dining room, commercial kitchen and a lower ground floor cellar bar
- Private owners' accommodation including a sumptuous owners' living room enjoying the harbour and sea views, double bedroom, bathroom and kitchen
- An excellent lifestyle opportunity to live and work in a desirable harbour village with stunning views over the fishing fleet and Mounts Bay beyond
- Deliberately trading under the VAT threshold with scope to reintroduce restaurant trade if desired
- Courtyard gardens, with each bedroom having its own seating area

**FREEHOLD**

**£799,950**

**SOLE AGENT**





## LOCATION

Smugglers Bed & Breakfast enjoys an elevated position on Fore Street in Newlyn, overlooking the fishing fleet in Newlyn Harbour, across Mounts Bay towards St Michaels Mount. Newlyn is steeped in history, notably for its thriving fishing fleet and also in arts and crafts, having several galleries and the Newlyn School of Art.

Newlyn is located in south-west Cornwall between the town of Penzance and the delightful harbour village of Mousehole.

## DESCRIPTION

Smugglers Bed & Breakfast is a surprisingly spacious freehold property with over 4,500 sq ft of accommodation. Although the property now trades as a guest house, the current proprietors previously traded as a successful restaurant and rooms, as the premises includes a well appointed dining room taking in the harbour and sea views, commercial kitchen, guest lounge and cellar bar.

This extremely versatile property takes in panoramic views over the harbour, across Mounts Bay to the historic landmark of St Michaels Mount, which we are sure will appeal to discerning purchasers.

Briefly, the accommodation comprises reception hall; guest lounge; an extremely well proportioned dining room with three windows overlooking the harbour; commercial kitchen; preparation area; store room; a lower ground floor cellar bar; four en-suite guest bedrooms, each having an outside seating area and a delightful owners' apartment with a sumptuous living room, again with three windows taking in the elevated harbour and sea views; double bedroom; bathroom and a private kitchen.

Outside to the rear, are pleasant courtyard gardens.





## THE BUSINESS

The popular guest house derives income from four guest bedrooms, namely Langley; Harvey; Forbes and Harbour Watch which takes in views over the active seascape. All rooms are particularly well appointed and are offered with a tariff ranging from £132 to £157 per room/per night on a bed and breakfast basis.

More commercially driven operators may wish to reintroduce restaurant trade from the 36-cover dining room and perhaps incorporate the cellar bar as part of the business. The current owners, now wishing to retire, had also considered converting the guest lounge to another en-suite guest bedroom, subject to planning consent.

The business and property are both adaptable which we are sure will appeal to purchasers seeking a comfortable home and income opportunity, guest house with views or a chef seeking a restaurant and rooms.

## SERVICES

Services connected to the premises include mains water, drainage, gas and electricity. (We would point out that no testing of any of the services has been carried out by the agent.)

## FIXTURES & FITTINGS

Normal fixtures and fittings associated with this type of property are included in the sale and detailed inventory of trade fixtures and fittings will be supplied prior to exchange of contracts.

## EPC

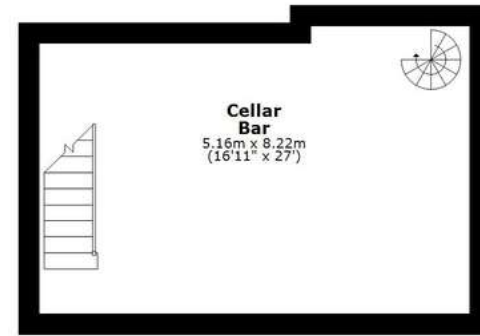
The premises has an EPC Rating of C under Certificate Reference Number 7129-3532-6503-0898-1173.







Cellar  
Approx. 43.5 sq. metres (467.9 sq. feet)



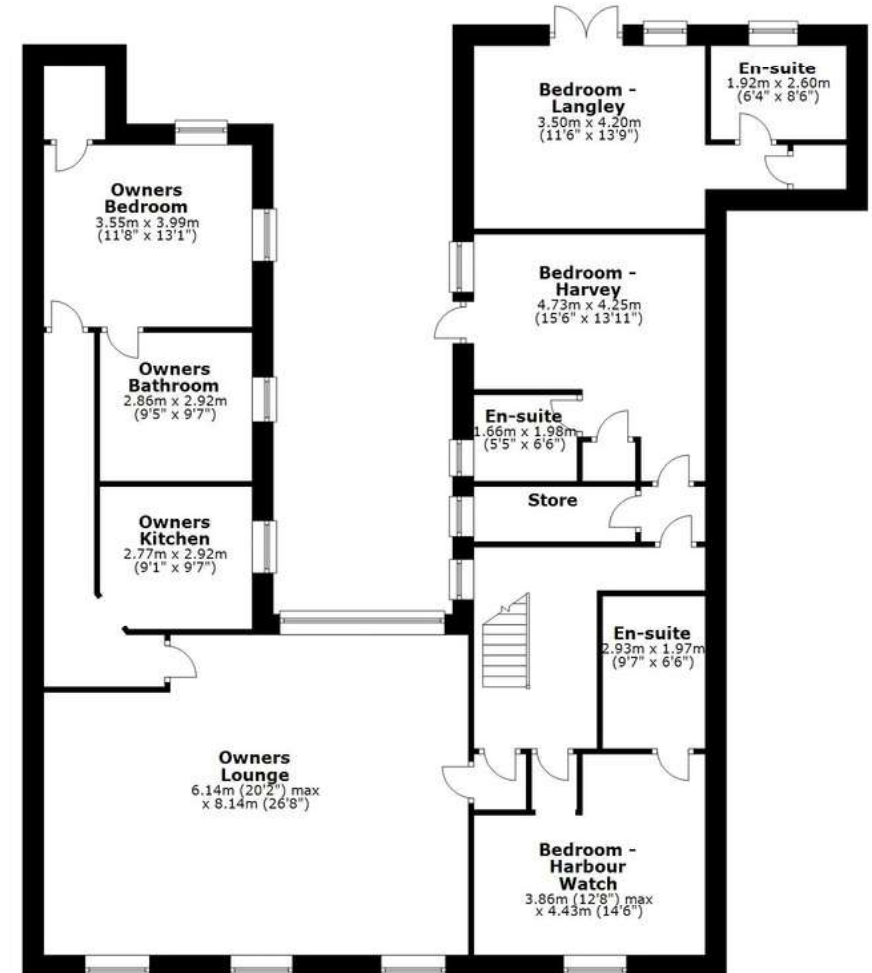
### Ground Floor

Approx. 185.1 sq. metres (1992.6 sq. feet)



### First Floor

Approx. 212.8 sq. metres (2290.7 sq. feet)



Total area: approx. 441.4 sq. metres (4751.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such.  
Plan produced using PlanUp.



## BUSINESS RATES

The property has a Rateable Value of £9,700 (VOA website 2026 List). Prospective purchasers should confirm actual rates payable with the local billing authority ([www.voa.gov.uk](http://www.voa.gov.uk)).

## LICENCE

The property has the benefit of a Premises Licence issued from Cornwall Council. (It is a requirement under the Licensing Act 2003 that the properties serving alcohol have a dedicated premises supervisor who must be the holder of a Personal Licence. Any prospective purchaser is advised to take appropriate specialist advice.)

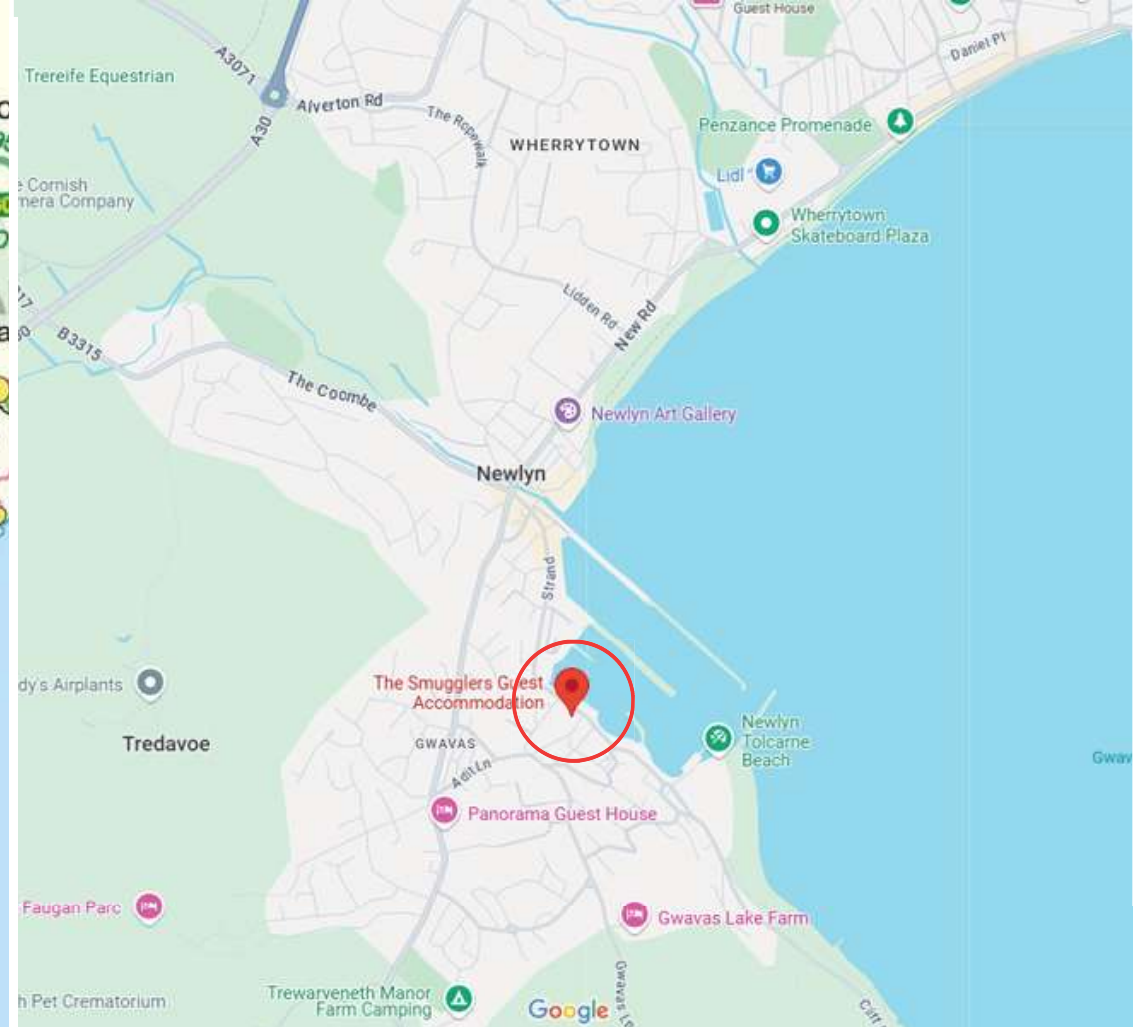
## VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property the joint selling agents  
SBC Property  
Daniell House  
Falmouth Road  
Truro Cornwall TR1 2HX

**FAO** : **Russell Weetch MRICS**  
**TEL** : **07825 735465**  
**EMAIL** : **[russell@sbcproperty.com](mailto:russell@sbcproperty.com)**



*The sale of any going concern business is confidential therefore we would ask that you do not make any direct approaches to vendors, their staff or customers, and arrange all viewing appointments through our office. You are recommended to contact us before visiting the property even for an information viewing, we can then confirm whether or not it is still available.*



## CHARTERED SURVEYORS

## COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

DANIELL HOUSE  
FALMOUTH ROAD  
TRURO TR1 2HX

Tel: 01872 **277397**

DD: 07825 **735465**

E: [Russell@sbcproperty.com](mailto:Russell@sbcproperty.com)



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