



01637 872591
Trelinda
Bed & Breakfast

Trelinda
Bed & Breakfast
01637 872591
www.trelinda.co.uk

P
The Manor
The Planor

SBC
PROPERTY

TRELINDA GUEST HOUSE

ST GEORGES ROAD NEWQUAY CORNWALL TR7 1RD

- An outstanding family-run guest house enjoying a prominent trading location in one of the UK's leading holiday resorts
- Up to 13 guest bedrooms let as 10 suites, reception hall, guest lounge, dining room and equipped kitchen
- Spacious owners' apartment with large living room, two bedrooms and two shower room wcs
- Successful bed and breakfast business with a turnover in the region of £170,000 per annum
- Some fine distant sea views
- Courtyard gardens and a sizeable car park

FREEHOLD

£899,950

SOLE AGENT





LOCATION

The Trelinda Guest House enjoys a prominent trading location on St Georges Road, adjacent to Mount Wise, a convenient base for guests to explore the superb beaches in Newquay which enjoy some of the finest surfing conditions in the UK.

In addition to the beautiful sandy beaches, the town offers a range of leisure amenities including Newquay Zoo, Blue Reef Aquarium, Lappa Valley Steam Railway, Newquay Golf Links and the National Trust's Trerice House. Cornwall Airport Newquay is within approximately 15 minutes' drive.

DESCRIPTION

The Trelinda has been subject to considerable refurbishment by the current proprietors where briefly, the accommodation now comprises an entrance porch; reception hall; guest lounge; a well-appointed dining room with some sea glimpses; 10 guest suites, three of which offer flexible two-bedroom accommodation and one is a balcony suite with a private lounge area and some breathtaking, elevated views towards the coastline and sea beyond.

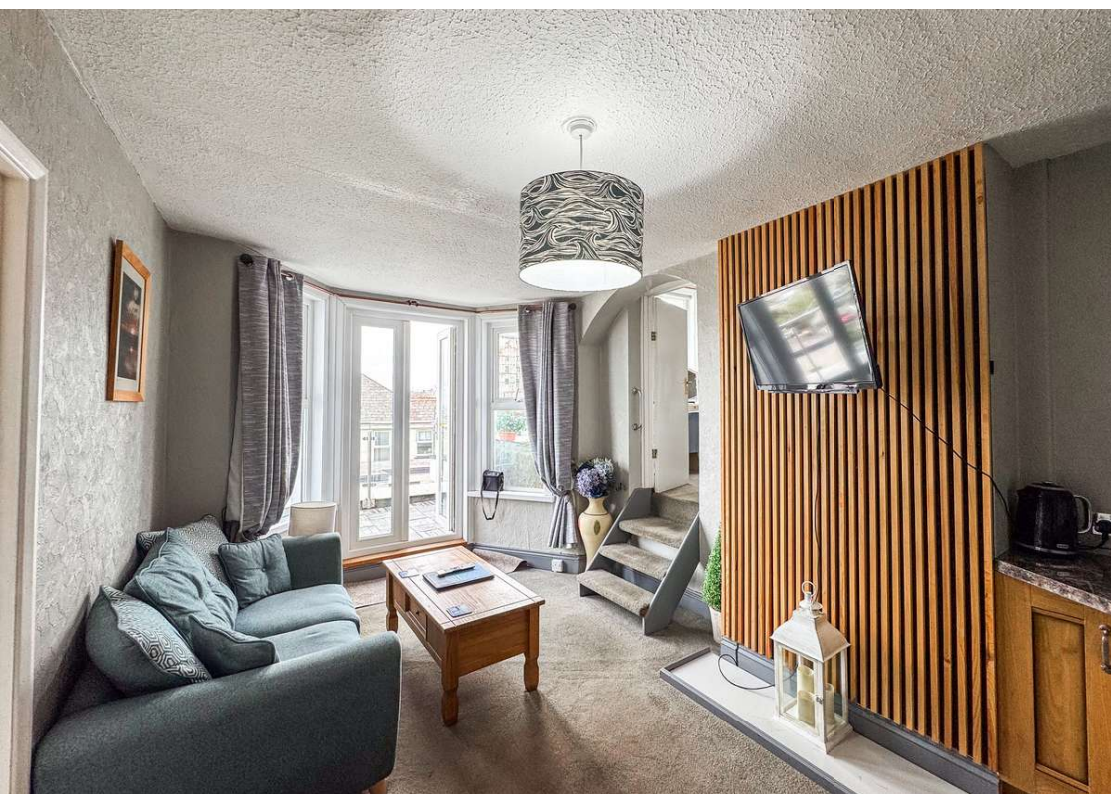
Four of the suites enjoy a sea aspect and all are offered furnished as a going concern. A feature of the guest house is the extremely well-proportioned owners' accommodation which includes a large L-shaped living room; two bedrooms and two shower room wcs.

The chalet suite is located to the rear of the property and includes two en-suite guest bedrooms; a lounge area and kitchenette, thus could potentially utilised by an extended family subject to consent.

Outside, the property includes a guests' courtyard to the front; a further courtyard to the rear for the owners' use, and a sizeable car park to the side with access to a garage.

We are sure discerning purchasers will recognise that the Trelinda Guest House offers an excellent opportunity to acquire a lucrative bed and breakfast business, taking in some elevated sea views in one of the UK's most popular tourism resorts.

For further information interested parties are welcome to view our clients' website (www.trelinda.co.uk).



THE BUSINESS

This successful family-run guest house trades approximately 10 months of the year, offering the 10 guest bedrooms (three being two-bedroom), on a bed and breakfast basis. The turnover for the year end 31 March 2024 was in excess of £170,000, producing good levels of profitability.

In the normal manner, further detailed accounting information will be made available to seriously interested parties subsequent to a viewing appointment.

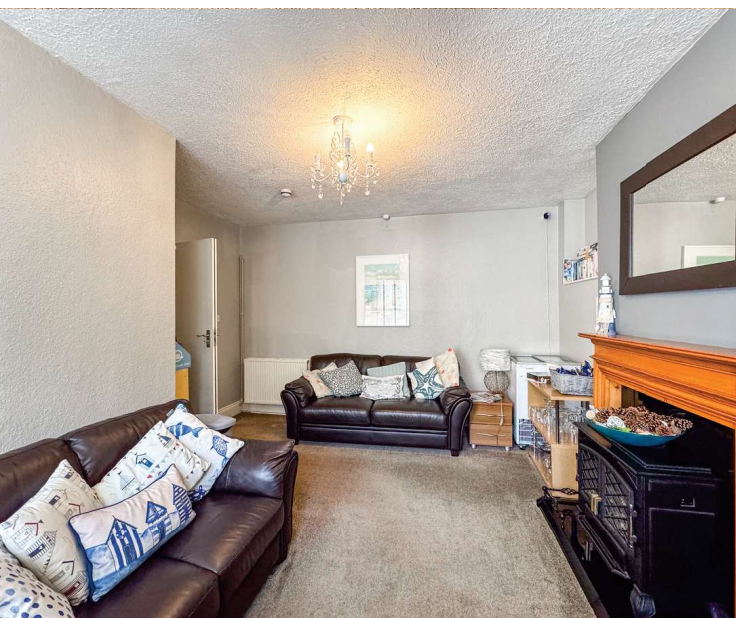
SERVICES

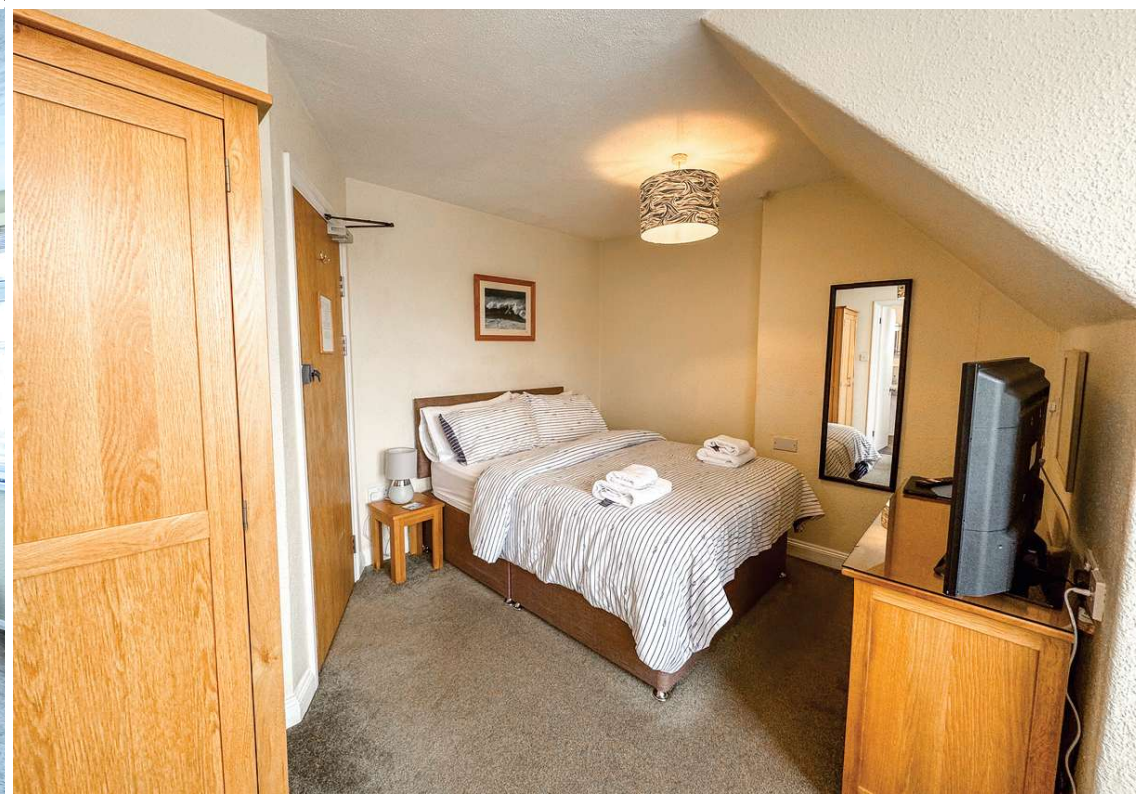
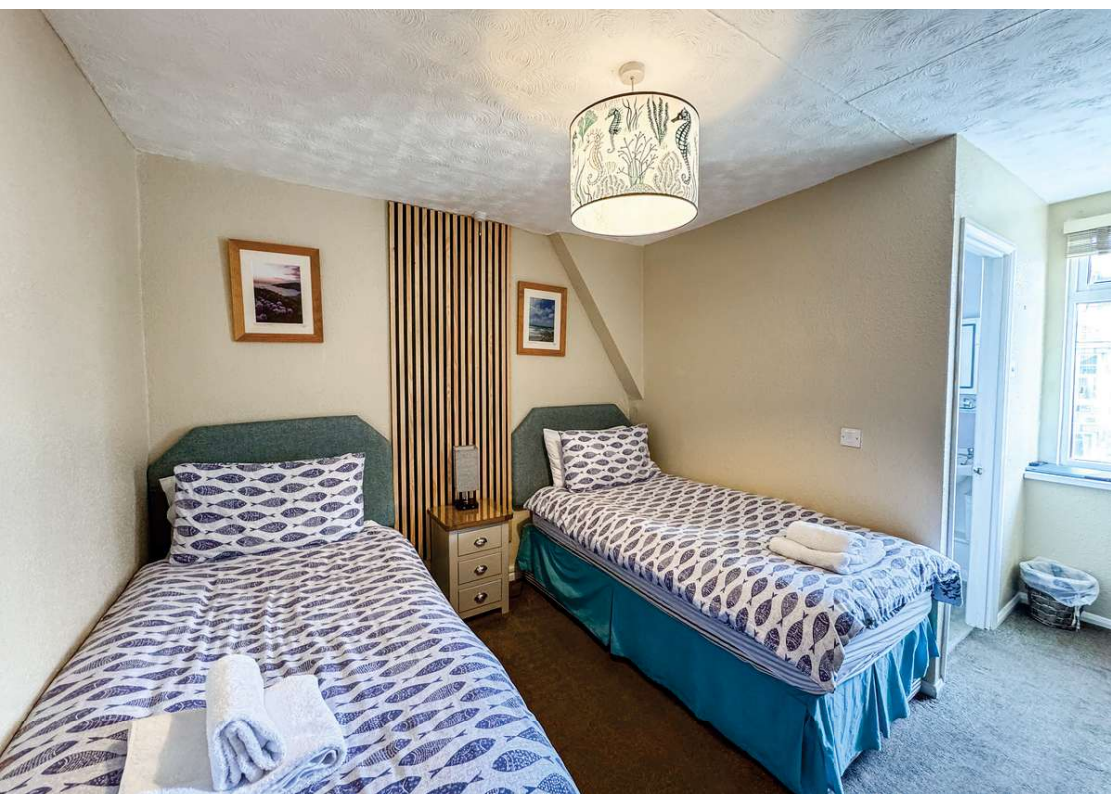
Services connected to the premises include mains water, drainage, gas and electricity. (We would point out that no testing of any of the services has been carried out by the agent.)

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.

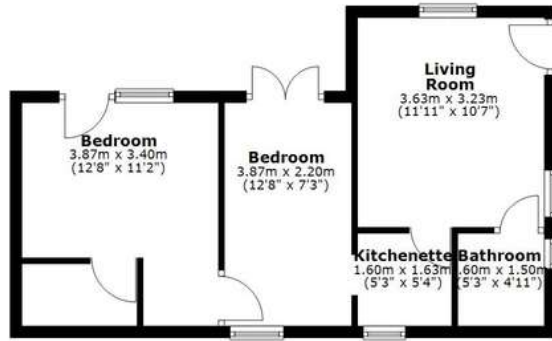






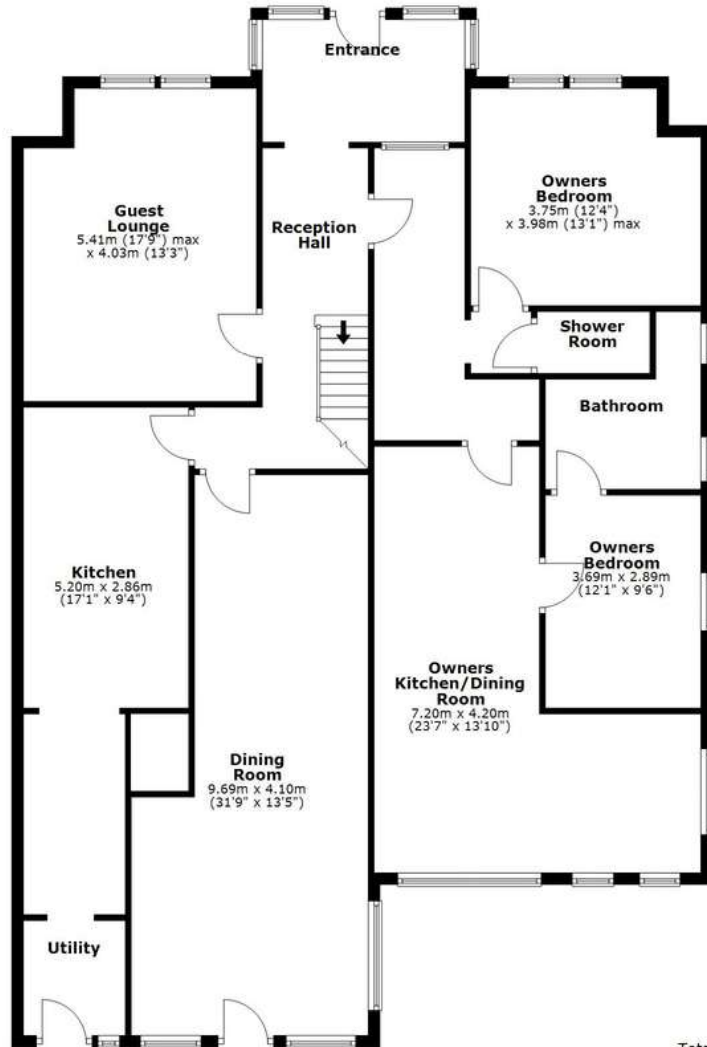
The Chalet

Approx. 39.6 sq. metres (426.6 sq. feet)



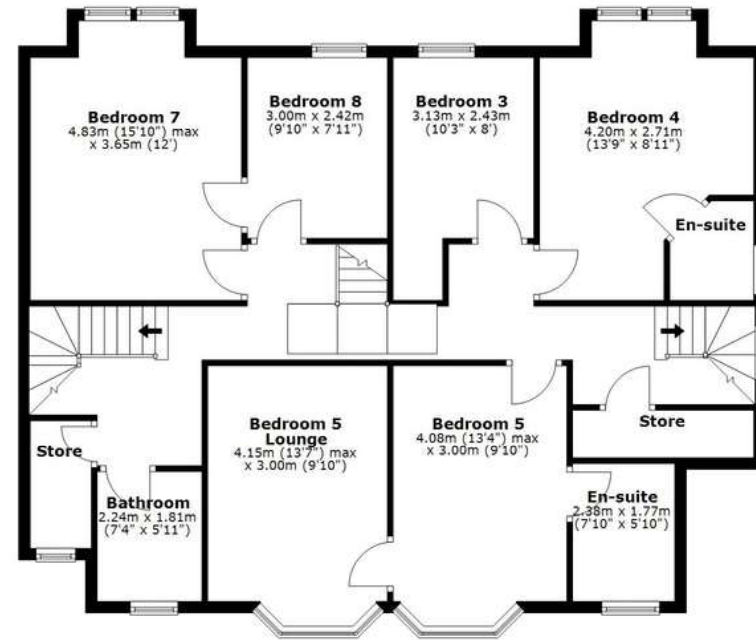
Ground Floor

Approx. 178.2 sq. metres (1918.5 sq. feet)



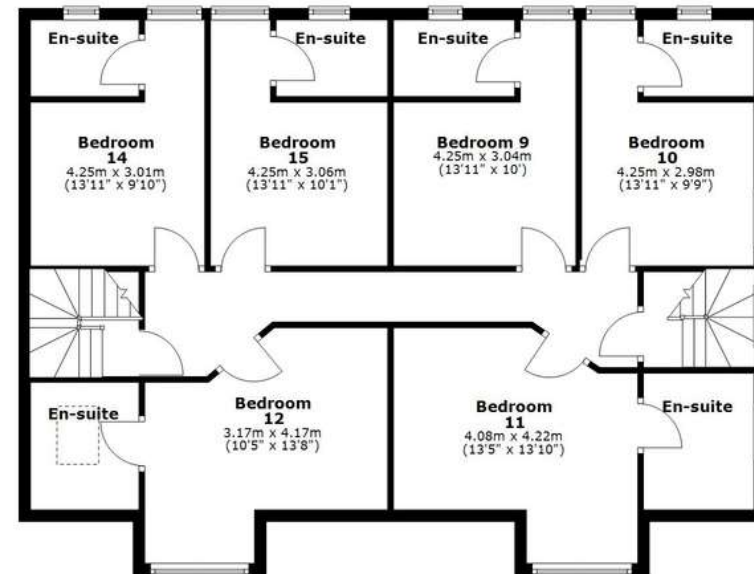
First Floor

Approx. 113.7 sq. metres (1223.4 sq. feet)



Second Floor

Approx. 113.4 sq. metres (1220.2 sq. feet)



Total area: approx. 444.9 sq. metres (4788.7 sq. feet)

Trelinda, Newquay





BUSINESS RATES

The property has a Rateable Value of £9,500 (VOA website 2026 List).

Prospective purchasers should confirm actual rates payable with the local billing authority (www.voa.gov.uk).

EPC

An EPC Certificate is being commissioned.

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

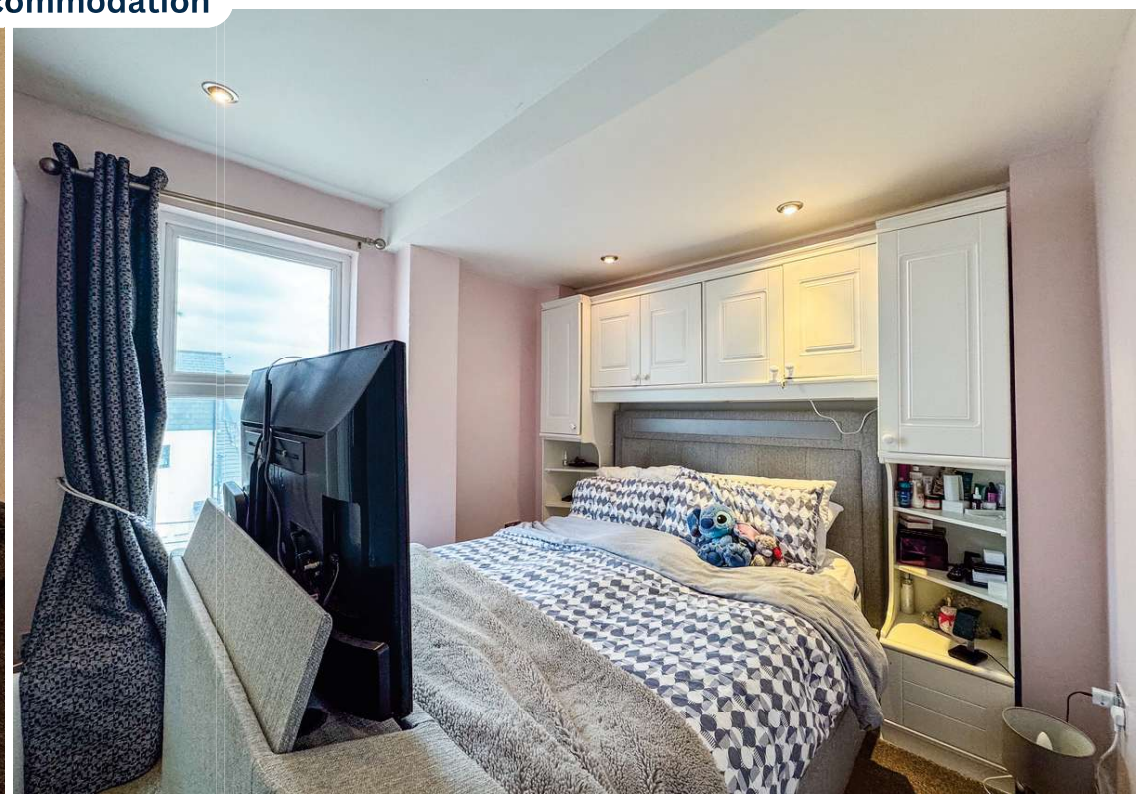
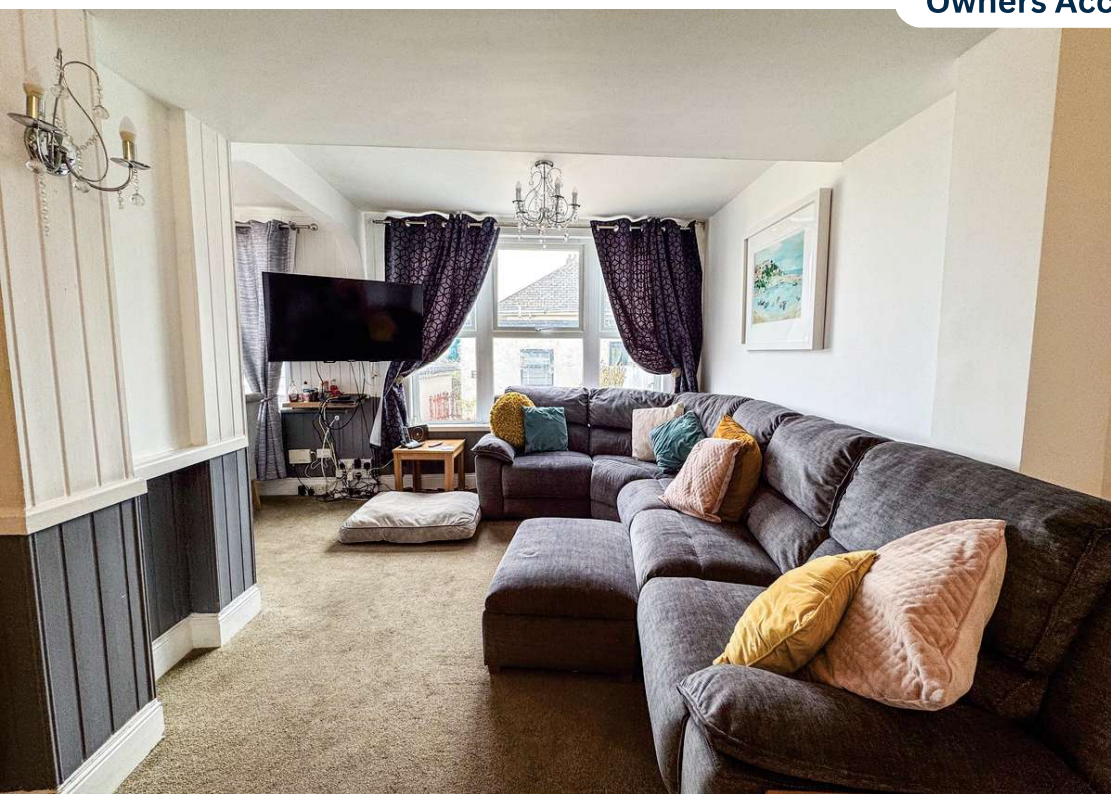
EMAIL : russell@sbcproperty.com



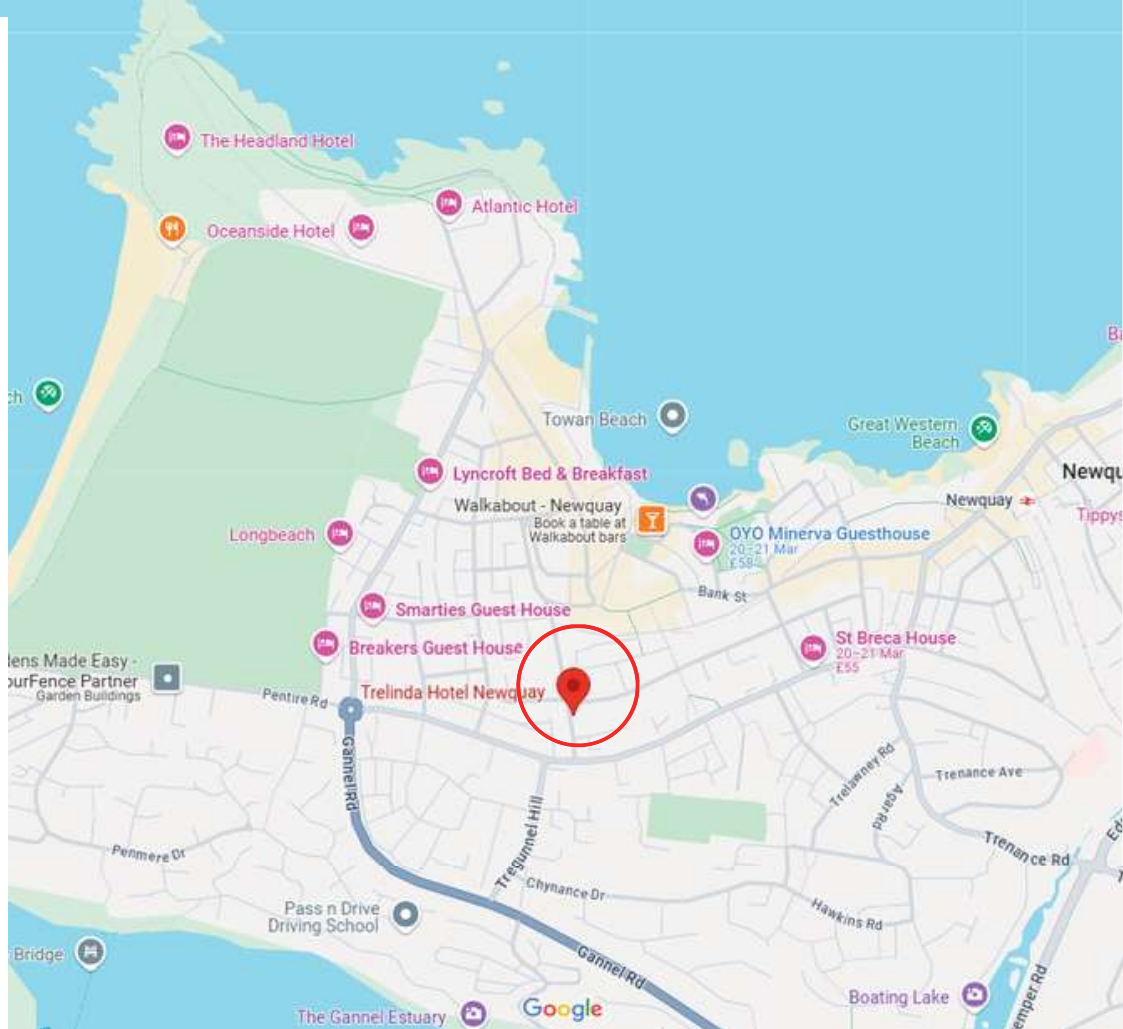
The sale of any going concern business is confidential therefore we would ask that you do not make any direct approaches to vendors, their staff or customers, and arrange all viewing appointments through our office. You are recommended to contact us before visiting the property even for an information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



Owners Accommodation







CHARTERED SURVEYORS

**COMMERCIAL, LICENSED & LEISURE
PROPERTY CONSULTANTS**

DANIELL HOUSE
FALMOUTH ROAD
TRURO TR1 2HX

Tel: 01872 **277397**
DD: 07825 **735465**
E: Russell@sbcproperty.com

SBC Property is the trading name of Scott Burrige Commercial LLP for themselves and for the vendors of this property whose agents they are give notice that: (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Scott Burrige Commercial LLP, or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give Scott Burrige Commercial LLP nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property. 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. It is emphasised that in these Particulars of Sale items of furniture, fixtures, fittings and equipment are mentioned for descriptive purposes only and do not necessarily form part of the Trade Inventory as referred to above.