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THE TAVISTOCK ARMS HOTEL

FORE STREET, GUNNISLAKE, CORNWALL, PL18 9BN.

- * *Charming 16th century bed and breakfast.*
- * *Historic riverside village on borders of Devon and Cornwall.*
- * *Six en suite letting bedrooms plus attractive one bedroom owners' apartment.*
- * *Two "olde worlde" reception/bar areas.*
- * *Attractive dining area with covers approximately 42.*
- * *Wealth of character throughout.*
- * *Turnover approximately £100,000 per annum.*
- * *Fully licensed. Excellent potential.*
- * *Retirement sale after 27 years. Viewing strongly recommended.*



The Tavistock Arms Hotel is a lovely character property situated in the very heart of the riverside town of Gunnislake. The premises have undergone considerable modernisation and refurbishment during our clients' period of ownership and now provides comfortable reception and bars with an abundance of 'olde worlde' charm, a restaurant/dining area, commercial kitchen, six well-appointed and attractive en suite letting bedrooms, a self-contained owners' apartment, trade patio and a small customer car park. In addition, the main village car park is situated directly opposite the property and therefore negates any problems for customer parking to the bed and breakfast.

Gunnislake sits on the western Cornwall bank of the River Tamar at a point where the deep wooded river valley is so stunningly beautiful that the artist Turner was moved by the mists and light of the scenery to paint one of his inspirational landscapes whilst staying in one of the village's cottages. Gunnislake is indeed steeped in history and was part of a virtual gold rush frenzy which peaked in the 1860s due to the success of the numerous mines around about. The area is designated as being of outstanding natural beauty and indeed forms part of the Tamar Valley World Heritage status granted for the importance of its industrial history. The major towns of Tavistock and Callington are within only a few minutes drive to the east and west respectively whilst within easy commutable distance to the south is the major city of Plymouth. Businesses in the village therefore enjoy a steady year round custom from residents but additionally boosted throughout the long tourist season extending beyond the summer months, from the many thousands of holidaymakers visiting the area every year.

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact, and intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of these statements. The vendors or lessors do not make or give Huntley & Partners nor any person in their employment, any authority to make or give any representation or warranty whatsoever in relation to this property.

The property is end of terrace and appears to be of substantial traditional masonry construction with painted and rendered elevations under a pitched roof which has been turned. Double-glazing has been installed, with substantial rewiring, replumbing, new fire alarms, etc all completed during our clients' tenure. An early viewing appointment is strongly recommended to fully appreciate the appeal and location of this charming fully licensed bed and breakfast concern.

THE ACCOMMODATION

(ALL DIMENSIONS APPROXIMATE)

GROUND FLOOR

MAIN FRONT ENTRANCE A traditional entrance lobby from the pavement has access to the bars and restaurant.

LOUNGE BAR Very well presented with lots of 'olde worlde' charm and character including beamed ceilings, part natural stone and part panelled walls, stone fireplace with cast iron log burner, wall lighting and carpeting.

CORNER BAR SERVERY With complete back bar display unit, storage shelves, glasses canopy, glass washing machine, stainless steel sink, fireproof safe, refrigerator etc.

RESTAURANT/DINING ROOM Again, similarly well presented with range of wall lighting, dark wood panelled walls, fully carpeted with range of comfortable furnishings for some 42 covers and with service area leading directly into the commercial kitchen.

SNUG BAR Once again extremely well presented with beamed ceiling, stone walls, log burning stove, range of settle seating, furnishings and French doors leading to: -

SNUG BAR SERVERY Well equipped with complete back display unit, shelving, glasses canopy etc.

REAR TRADE PATIO A comfortable decked area with steps down into the car park.

COMMERCIAL KITCHEN Comprehensively equipped with a full inventory of commercial catering equipment including Garland six burner gas range with oven, Sentry six burner gas range, two deep-fat fryers, range of grills, microwave oven, warming cupboard, range of refrigerators and freezers, commercial sink unit, extraction canopy and range of stainless steel worktops.

LADIES AND GENTS CLOAKROOMS Each well presented and furnished.

DRAUGHT BEER CELLAR Equipped with complete top pressure beer raising installation and cooling units.

SECOND CELLAR AREA Used for general storage purposes, set as a **LAUNDRY ROOM AREA** with service access to the side road and also as a **FREEZER STORE AREA** comprising five commercial upright freezers and three commercial chest freezers.

FIRST FLOOR

LANDING With meter store, storage cupboard and access to letting accommodation.

LETTING BEDROOMS There are a total of six attractive and well-appointed letting bedrooms, all of which are comfortably furnished and equipped with TVs, central heating, free Wi-fi and full en suite bathroom facilities.

LETTING BEDROOM 8 A twin-bedded room with window to rear aspect and en suite shower room.

LETTING BEDROOM 7 A twin-bedded room with window to rear aspect and en suite shower room.

SEPARATE SHOWER AND W.C.

LETTING BEDROOM 4 A twin-bedded room with window to front aspect and en suite shower room.

LETTING BEDROOM 3 A four poster double room with window to front aspect and en suite shower room.

LETTING BEDROOM 2 A double-bedded room with window to front aspect and en suite shower room.

LETTING BEDROOM 1 A double-bedded room with window to side aspect and en suite shower room.

SECOND FLOOR

PRIVATE APARTMENT Approached off internal stairs from the landing. Having been created as a tasteful and comfortable loft conversion with double-glazed skylights and briefly comprising:-

LOUNGE/DINING ROOM

LARGE DOUBLE BEDROOM With **EN SUITE SHOWER ROOM**.

OUTSIDE To the rear of the property is an enclosed private car park with parking for approximately 8 vehicles. Adjacent to this is a raised decked trade patio/veranda area which is accessed off both the car park and from the snug bar area.

SERVICES We understand that all main services are available to the property. The premises have the benefit of a gas-fired central heating system.

THE BUSINESS

TRADE is that of a **CHARMING 16TH CENTURY BED AND BREAKFAST** which has a wealth of "olde worlde" charm and character and is situated in the heart of this historic and bustling riverside village on the Devon/Cornwall border. The property has been in the **PRESENT OWNERSHIP** for the past 27 years and is now only **OFFERED FOR SALE** due to ill health and the impending retirement of one of the proprietors.

The business is run as a **FAMILY OPERATION** by the one proprietor with the assistance of his two sons, together with additional casual staff as required.

The business enjoys an **EXCELLENT AND CONSISTENT YEAR ROUND TRADE** with a balanced commercial and holiday custom. We understand that the **ANNUAL TURNOVER** amounts to approximately £100,000, producing the normal generous gross profit margin. We understand that of this turnover approximately 80% is generated by letting, 10% by food sales and 10% by wet sales. We understand that tariffs range from approximately £40 per night for a single occupancy to £60 per night for a double. This is done on a bed only basis with breakfast being offered separately to guests at a cost of £7.50 per person. The majority of bookings are internet based with our clients utilising the services of Booking.com, Expedia, etc. Additional trading information can be made available after inspection of the premises.

For many years our clients operated the business as a **COACHING INN AND PUB**, when an **ANNUAL TURNOVER** in excess of £200,000 was achieved. In more recent years, due to our clients' deteriorating health, they have chosen to operate the business as a **BED AND BREAKFAST**, with 80-90% of the trade generated by letting. However, the property is **FULLY LICENSED** and it is felt that new owners, could, if they wanted to, look to promote further the wet and food side of the business to enhance future trading profits. However, our clients would stress that, in the last few years, under its present bed and breakfast format it has been a **MUCH MORE COMFORTABLE AND EASILY RUN "LIFESTYLE" CONCERN** than it was when it was operated historically as a pub.

We understand that **STOCK** to be taken over at valuation upon completion should be nominal.

BUSINESS RATES We understand that the premises are exempt from business rates.

An excellent opportunity to acquire a charming "olde worlde" bed and breakfast facility which enjoys a regular and profitable year round custom catering for both commercial and holiday trade. It is located in an enviable and bustling country village setting and is felt to represent exceptional value and a viewing appointment is strongly recommended.

PRICE: FREEHOLD OFFERS IN THE REGION OF £250,000 **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

Energy Performance Certificate	
Non-Domestic Building	
Tavistock Hotel Fore Street GUNNSLAKE PL18 9BN	Certificate Reference Number: 0393-9477-3030-3600-2003
<p>This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.</p>	
Energy Performance Asset Rating	
<p>More energy efficient</p> <p>A+</p> <p>A 0-25</p> <p>B 26-50</p> <p>C 51-75</p> <p>D 76-100 ← 76 This is how energy efficient the building is.</p> <p>E 101-125</p> <p>F 126-150</p> <p>G Over 150</p> <p>Less energy efficient</p>	
Technical Information	Benchmarks
<p>Main heating fuel: Natural Gas</p> <p>Building environment: Heating and Natural Ventilation</p> <p>Total useful floor area (m²): 392</p> <p>Building complexity (WGS level): 3</p> <p>Building emission rate (kgCO₂/m²): 124.35</p>	<p>Buildings similar to this one could have ratings as follows:</p> <p>37 If newly built</p> <p>99 If typical of the existing stock</p>
Green Deal Information	
<p>The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.</p>	

PHOTOGRAPHS

