



SIMON STEVENS
ASSOCIATES

INDEPENDENT HOTEL BROKER

Freehold

Substantial North Cornwall Resort Hotel

- 80 spacious en suite bedrooms
- Restaurant boasting seating for up to 170 guests
- Coffee shop, welcoming reception area, and stylish lounge bar
- Spacious ballroom with a capacity of up to 130 attendees
- Indoor swimming pool, sauna, and solarium
- Entertainment area with dedicated games and snooker room
- Parking with 22 spaces available
- Freehold

Guide Price: **£2,850,000**



Barrowfield Hotel

1-5 Hilgrove Road, Newquay, TR7 2QY

Ref: CD-20151



Summary

Having been in our clients ownership since 2007, this hotel represents a significant and valuable asset, having benefited from considerable investment.

The hotel caters for coach tour groups, often with a self-drive element. Presently, the majority of bookings stem from our client's established tour group enterprise, which is being retained albeit with exception of independent groups, 3rd parties and self-drive customers who can be retained. The hotel features 80 generously sized en suite bedrooms, a restaurant accommodating up to 170 guests, along with a cosy coffee shop, inviting reception area, and elegant lounge bar. Additionally, there's a large ballroom capable of hosting up to 130 attendees, and facilities for relaxation including an indoor swimming pool, sauna, and solarium. For entertainment, guests can enjoy a dedicated games and snooker room. Parking is available with 22 spaces provided.

Location

Newquay is Cornwall's foremost coastal resort town, located approximately 15 miles north of Truro and six miles west of the A30. Renowned for its eleven sandy beaches and a variety of festivals and events, notably Boardmasters, which draws an additional 50,000+ visitors over one weekend in early August. Popular

local attractions include the Eden Project, the Lost Gardens of Heligan, and the South West Coast Path, which passes through the town. The Hotel is positioned to the north of Newquay town centre on Hilgrove Road, just 0.1 miles from the seafront and the beaches of Lusty Glaze and Tolcarne. With the town centre in close proximity, the Hotel benefits from easy access to the town's attractions and amenities.

Accessed via Hilgrove Road, the Barrowfield Hotel occupies a prominent location 200 yards from Tolcarne Beach. The property enjoys excellent connectivity, with the A392 approximately 1.0 miles away. Newquay Train Station is 0.4 miles from the property and provides a direct line to London Paddington. Furthermore, Newquay Airport is situated 5.3 miles away, offering domestic and continental flight routes.

Internal Details

Bedrooms categories

- Single x 8
- Double / Twin x 49
- Triple x 5
- Double with Single x 10
- Family x 6



Suite x 2

Total 80

Food, beverage and events categories.

Restaurant – 170 covers

Coffee Shop – 15 covers

Lounge Bar – 60 covers

Ballroom – 130 covers

External Details

The site extends to C. 0.6 acres, which includes the parking for up to 22 cars

Business Rates

Rateable Value from 1 April 2023 £63,000. Please note this is not the amount you pay; this figure is used to calculate your business rates bill.

Services

We have been informed that all essential services are connected to the property.

Licence

The property holds a Premises License issued by the relevant local authority.

Viewing

No direct approach may be made to the property, for an appointment to view please contact the agent.

Anti Money Laundering Regulations

Under the new Money Laundering regulations <http://www.legislation.gov.uk/ukxi/2017/692/content/s/> made we are required to obtain formal identification for all parties involved in a property transaction. The checks must be completed before terms are issued to solicitors. Your assistance would be appreciated in this regard.

Fire Risk Assessment

In accordance with the Regulatory Reform (Fire and Safety) Order 2005, we have assumed that an adequate Fire Risk Assessment has been carried out.

Solicitor Costs

Each party to bear their own legal costs incurred in the transaction.





To arrange a viewing please contact:

Jon Clyne
Director

01637 822822

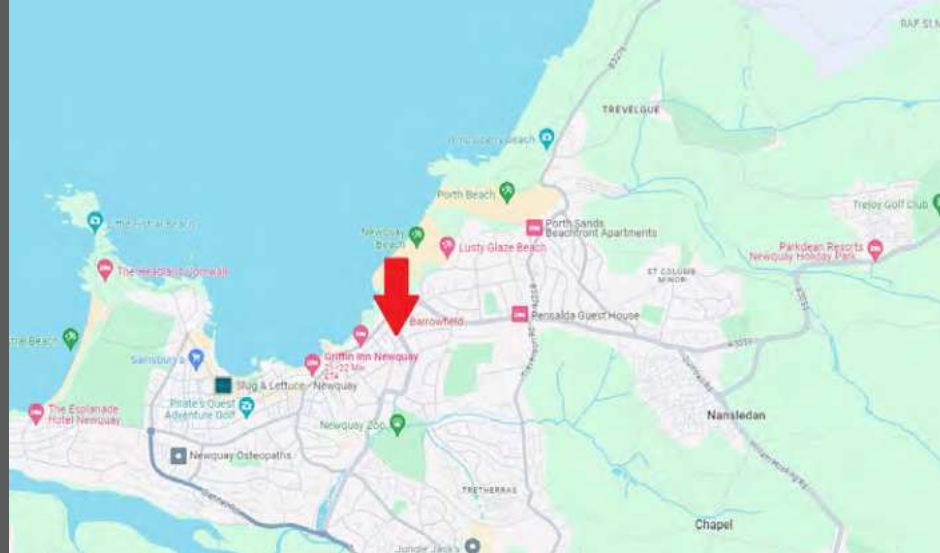
07939 013 203

jon.clyne@charlesdarrow.co.uk

Simon Stevens
Hotel Broker

07429 004 000

simon@ssahotels.co.uk



Devon : 01626 330022 North Devon : 01271 321122 Somerset : 01823 242322 Dorset : 01305 302222 Cornwall : 01637 822822