



For Sale

Guide Price OIRO £575,000

Bridge House, The Bridge, Boscastle, Cornwall, PL35 0HE

Summary

- Smart and successful business
- 4 en suite letting bedrooms
- Tea room with attractive outside terrace
- 2 bedroom owner's apartment
- Flexibility to increase/decrease current offer from solid base
- Profitable home and income in great order
- Honeypot location
- Strong profits from a simply run operation

Location:

Bridge House occupies a central position within the favoured North Cornwall coastal fishing village of Boscastle. The property is in the heart of the village, near to the principal car park, retail areas and en route to the Edwardian fishing harbour and dramatic coastline. Boscastle is a popular location with many character properties and is also close to King Arthur country with the nearby village of Tintagel. There is a resident population and it is a busy year round venue for bed and breakfast, with the South West coast path passing through the village and many other draws to the location, naturally peaking in the warmer months.

Description:

Bridge House is a smartly presented home and income within a honeypot location in the centre of Boscastle. Subject to complete and sympathetic refurbishment the current owners have created a successful and popular bed and breakfast business with additional revenue through the busy tea rooms during the peak trading months.

The property is an attractive stone fronted three storey building which provides trading areas on the first two floors and comfortable apartment on the uppermost floor.

Offered for sale as a freehold building with the transfer of the going concern there is considerable scope to maintain the current business and expand pending a buyer's needs.

View the drone footage [here](#)

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net / gross internal basis.

Attractive enclosed courtyard to the front of the property which is a busy location during the warmer months with space for 42 covers. Independent access points to the main entrance and kitchen.

Lobby with access to the upper floors. Tea room with attractive servery and offering space for 12 covers with access to the kitchen. Fitted kitchen with useful service point and direct access the customer courtyard. Accessible bedroom at ground floor with dual aspect and large en suite shower room - previously part of the tea rooms but now a popular and versatile letting bedroom.

The first floor provides for a further 3 en suite letting bedrooms, customer WC and laundry room.

Second floor provides for comfortable living accommodation to include a large lounge with wood burner, kitchen, two double bedrooms and a family bathroom.

The Business:

The current owner's bought the business in 2018 at which time the ground floor provided a larger tea room space, of which they have created the new accessible letting bedroom. Run by a husband and wife team with one full time employee, there is flexibility to expand the food offering to include non resident breakfast trade and evening meals if required or reduce the letting rooms for additional family accommodation.

Opening times are restricted by the owner's choice with the tea room hours 11am to 3.30pm, 9 months of the year with capacity to open longer and contribute c57% to the overall revenue. The bed and breakfast element is popular, with current owners choosing time away as suits. Overall revenue to March 2025 excess £155k with strong returns.

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

B (49)

Planning:

Guest house and tea rooms with hot food takeaway. Within an area of outstanding natural beauty and the conservation area. Food hygiene rating 5.

Business Rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £4,300, increasing to £5,700 in March 2026. Depending on the buyer's situation this could qualify for 100% rates relief. Council tax band B.

Interested parties are advised to confirm the rating liability with Cornwall council.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The Bridge House is available freehold to include the business goodwill and trade inventory for £575,000. The sale will be treated as a transfer of the going concern. Trading accounts are available to interested parties subject to an understanding of their background and agreement to a non disclosure agreement. The owners will consider offers from well placed purchasers.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and proof of address, together with proof and source of funds upon acceptance of an offer.

VAT:

All figures quoted are exclusive of VAT if applicable.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



Bridge House

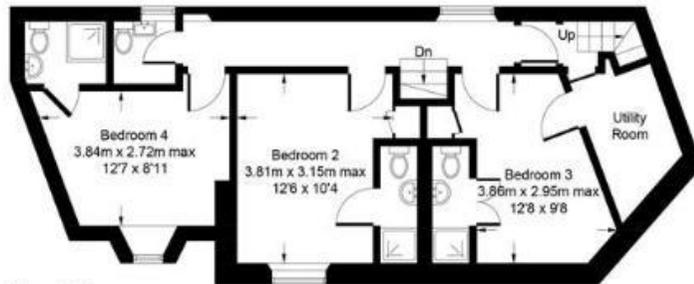
Approximate Gross Internal Area = 176.0 sq m / 1895 sq ft



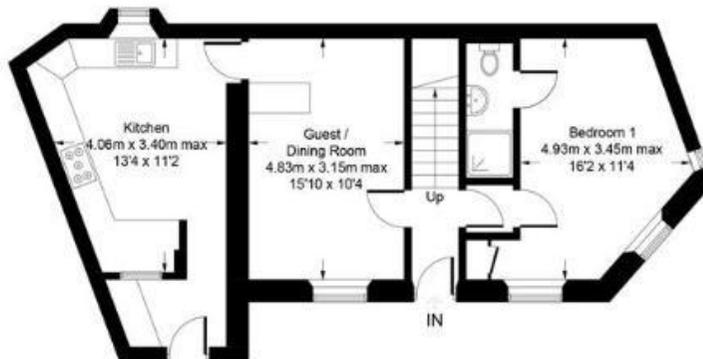
Owner's Accommodation



Second Floor

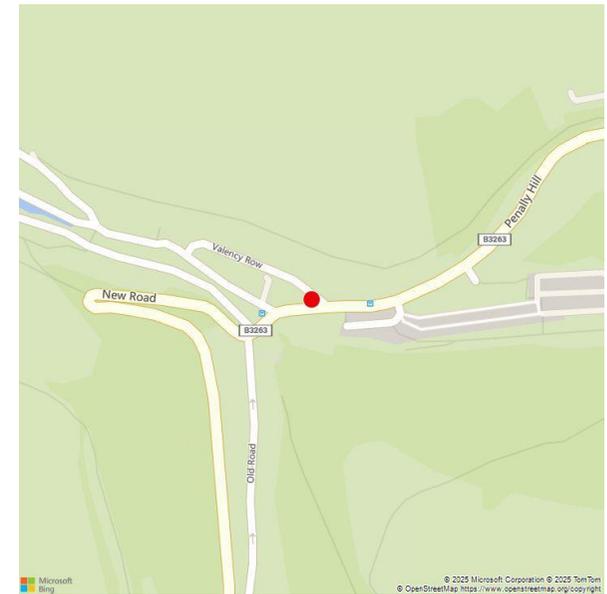


First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID958533)



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