



edgcombe
HOTEL



The Edgcumbe Hotel Bude, Cornwall, EX23 8HJ

Bude 0.5 miles, Padstow 36.1 miles, Exeter 52.9 miles (all distances are approximate)

- Outstanding sea & beach views
- 12 newly refurbished bedrooms
- Restaurant with 32 covers
- Bar with 18 covers
- Sun Lounge with 10 covers
- Terrace with 20 covers
- Owner's / Manager's accommodation with 5 bedrooms
- Car parking to the front to the property for 7 cars
- Consented planning permission to convert hotel bedrooms into 5 holiday apartments
- Potential to add additional letting accommodation (STPP)

Boutique beachfront hotel & restaurant with 12 newly refurbished bedrooms situated in a prominent position overlooking Summerleaze Beach and the North Atlantic Ocean in Bude, Cornwall



Bude & North Cornwall

Situated on the Atlantic coast of Cornwall, the seaside town of Bude is a popular town that has repeatedly been awarded 'Best UK Coastal Town', winning a series of Silver and Gold Awards in the British Travel Awards. The Bude area boasts five sandy beaches that are well known for surfing and have all been rated Excellent under the EU Regulations for bathing water quality.

Bude has a great selection of golf courses and brilliant sea and coarse fishing. The area also offers fabulous shops, restaurants, sports facilities and natural attractions.

Just 3.4 miles from the Hotel is Widemouth Bay, which has been awarded a Blue Flag Beach Award in 2019. At low tide, the beach also offers a variety of rock pools for exploring.

Bude is a great base from which to explore the rest of Devon and Cornwall with an enormous choice of places to visit for a day out including theme parks, Devon and Cornish seaside harbours, the South West Coast Path, natural attractions and plenty of local landscape to explore.



Edgcumbe Hotel

The Edgcumbe Hotel has recently been refurbished throughout 2020 and 2021 to provide a boutique beach hotel and restaurant with stunning sea views. The Hotel is situated just above Summerleaze Beach, meaning it is ideally placed to benefit from strong footfall and close proximity to the centre of the coastal resort of Bude.

The Hotel's location also means it is a popular destination with both locals and holidaymakers.

Connectivity

The Property is accessed via local roads leading to the A39 which connects the property to the A30, the main arterial route through Cornwall around 20.8 miles away. Newquay International Airport is around 40.4 miles away with direct flights to the rest of the UK and some European destinations.



Accommodation

The Edgcumbe Hotel offers 12 well presented, en suite letting bedrooms, half of which enjoy sea views. All bedrooms have benefitted from significant recent investment.

The room grades are broken down as the following:

Room Grade	Quantity
Double	6
Single	1
Twin	1
Double / Twin	3
Family Room	1
Total	12



The Deck Restaurant & Bar

The Deck operates as a beach bar and restaurant, situated on the ground floor of the property, offering a casual dining experience with views out to the Atlantic Ocean. There are 32 covers in the restaurant and 18 covers in the bar area.

There are a further 10 covers in the Sun Lounge with views over the beach and ocean.

Externally, the Deck has an outdoor terrace for al fresco dining which can accommodate up to 20 covers.



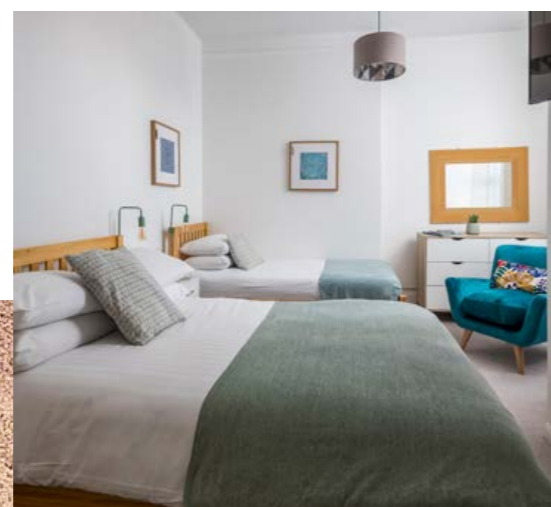
Owner's Accommodation

Owner's accommodation is provided to the rear of the hotel in a 5-bedroom extension with kitchen diner, 5 bedrooms and 2 bathrooms. There is a private courtyard garden to the rear of the property.

Development Potential

Under planning application PA19/07363, planning has been granted to convert the 12 hotel bedrooms in to 5 hotel apartment suites, retaining the ground floor public areas and owner's accommodation. This represents the opportunity to operate the hotel as an aparthotel.

Subject to obtaining the necessary consents, there is potential to expand the existing bedroom stock by converting the current owner's accommodation.





General Information

Services

All mains services.

Licences

Premises Licence.

Tenure

Freehold

Energy Rating

EPCs are available upon request.

Trade

The business is profitable and currently owner operated. Further information can be provided to bona fide purchasers.

The business operates through a dedicated website, which can be found at:

<https://www.edgcumbe-hotel.co.uk/>

TUPE

The purchaser will be required to comply with the relevant legislation in respect of present employees.

VAT

Should the sale of the property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

Fixtures and Fittings

Trade inventory will be included in the sale. Stock at valuation on completion.

Local Authority

Cornwall County Council
County Hall, Treyew Road, Truro, TR1 3AY
0300 123 4100
comments@cornwall.gov.uk

Rateable Value

£11,500 for the hotel and premises.

Contact

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Viewings

Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.



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