

# THE LLAWNROC HOTEL

FOR SALE



CHUTE LANE, GORRAN HAVEN, ST AUSTELL, CORNWALL PL26 6NU  
CONTEMPORARY HOTEL SITUATED CLOSE TO MEVAGISSEY ON THE ROSELAND PENINSULA



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CONTEMPORARY HOTEL SITUATED CLOSE TO MEVAGISSEY ON THE ROSELAND PENINSULA **FREEHOLD £1,200,000**

Gorran Haven is situated at the most eastern point of the Roseland Peninsula within a valley leading down to the coast. The village comprises a mix of traditional Cornish fishing cottages and much newer additions within a community last recorded at just under 900 residents.

The Llawanroc Hotel occupies an elevated position within the village and overlooks the quay and seascape from the primary reception rooms, sun terrace and half of the letting rooms.

- Contemporary hotel situated close to Mevagissey on the Roseland Peninsula
- 18 individual en suite letting bedrooms
- Bar, Bistro and lounge
- Separate residents lounge and dining room
- Complete refurbishment with no expense spared on fixtures & fittings
- Two tier sun terrace

## THE PROPERTY

The property has undergone extensive renovation and complete refurbishment to create a state of the art contemporary hotel, bar and bistro. The current owners have dealt with the refurbishment with acute attention to detail in order to create an attractive and versatile hotel with little on-going maintenance and a superb template from which to grow the brand and the business. The hotel is detached and situated central to the overall site with customer car park to the rear and expansive two tier sun terraces to the front.

## INTERNAL DETAILS

From the customer car park to the rear of the property, there is an impressive reception framed by a two-storey feature window and with ornate chandelier. Reception desk with back office, internal entrances for Gwineas Bar & Bistro and the letting bedrooms.

## GWINEAS BAR & BISTRO

An attractive room with long bar and open plan seating area providing space to easily accommodate 40 covers with its own separate entrance from the customer car park at the rear of the building. Immediately adjacent to the bar is a lounge with soft seating for approximately 16 covers. Also from the main bar, there are two entrance points to the restaurant itself looking over the rooftops to the sea and having a range of glazed doors leading onto the sun terrace. This area can easily accommodate 48 covers.

From the reception, a hallway leads to the letting accommodation and resident lounge and dining rooms.

## RESIDENTS LOUNGE

With access onto the sun terrace and providing seating for 20.

## GORRANS RESTAURANT

Having two entrance doors to the sun terrace and easily able to accommodate up to 42 covers with exposed feature fireplace to one end and in-out doors to kitchen.

## LETTING ACCOMMODATION

The property provides for 18 individually designed rooms, nine of which benefit from direct sea views with a room list as follows:-

- Two suites
- Three balcony sea view rooms
- Six further sea view rooms

Nine non-sea view rooms, one of which with disabled access and a wet room and two others that interconnect to create a family suite if required.

## ANCILLARY AREAS

Fully fitted commercial kitchen with full extraction system and walk in freezer. Separate wash area, still area with additional dry store.

Cellar with secure store and further store with separate external access.

Passenger four person lift and able to accommodate a wheelchair.

Customer toilets providing for Ladies, Gents and disabled WC's for Gwineas Bar and Bistro with addition ladies and gents WC's for the resident areas. Separate staff WC.

## TARIFF

Current rates can be found on the website: [thellawnroc.co.uk](http://thellawnroc.co.uk)





## EXTERNAL DETAILS

To the front of the building overlooking the sea, there is a large two tier patio with ample space for alfresco dining with the upper terrace able to accommodate 80 covers and the lower area able to accommodate a further 20 covers with ease. To one side of the hotel, there is a small lawned area with children's play equipment. To the rear of the property is a customer car park with space for 24 vehicles and a disabled ramp to the main reception door.

## THE BUSINESS

Having acquired the business in 2009 our clients have created an enviable boutique hotel with no expense spared. The style of the business has been created to appeal to both the local community for the bar and bistro and to the boutique hotel market in line with other renowned South Cornwall hotels such as The Driftwood Hotel at Portscatho, The Old Quayhouse at Fowey and The Tresanton at St. Mawes.

## HOTEL WEBSITE

[www.thellawnrochotel.co.uk](http://www.thellawnrochotel.co.uk)

## TRADING INFORMATION

Copies of the trading and management accounts will be made available to interested parties once they have spoken with Smart Commercial Property, viewed the hotel and provided written proof of funding.

Property inspection and viewing strictly by appointment. No direct approach may be made to the business. For an appointment to view, please contact:

## SERVICES

Mains electricity, water and drainage. LPG heating. The property has a 'G' EPC rating.

## FIRE RISK ASSESSMENT

We have assumed that a sufficient fire risk assessment has been carried out. Under the regulatory reform (Fire Safety) order 2005, this assessment needs to be recorded in writing where there are five or more employees, the properties under enactment of a licence or where an alterations licence has been served.

## RATEABLE VALUE

The rateable value from 1 April 2017 is £50,000

## LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction. However, if the purchaser aborts the transaction for any reason then they will be responsible for the seller's legal costs.

## PLANNING

Use Classes Order is being revised from 1 September 2020 and is relaxing the uses on some properties, which may be beneficial to some purchasers. Potential purchasers are advised to make their own enquiries to Cornwall Council. Tel: 0300 1234 151 Email: [planning@cornwall.gov.uk](mailto:planning@cornwall.gov.uk) [www.cornwall.gov.uk](http://www.cornwall.gov.uk)



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