Pine Lodge Hotel

91 Henver Road, Newquay, TR7

For Sale



Prominent 12 Bed Hotel in Coastal Location

Substantial detached 1926 period property on c. 0.516 acres with licensed bar / restaurant, heated pool and 3/4 bed owners accommodation
Suitable for a variety of uses including hotel, B&B or alternative accommodation - freehold, to include trade fixtures and fittings

£1,150,000	£287k	c. £130k	Freehold
Guide Price	3 Yr Avg Turnover	3 Yr Avg Net	Tenure

Figures to year end December 2025 · Sale of going concern on an asset sale basis · Rateable Value £14,500 (from April 2026)

Summary

Key Highlights

- Prominent 12 bed hotel in a coastal location.
- Licensed bar / restaurant and heated outdoor pool.
- Well maintained and presented.
- 3 / 4 bedroom owners accommodation.
- 3 year average turnover **£287k** / net **£130k** (to end December 2025).
- Alternative trade until recent closure.
- Suitable for a variety of uses, including hotel.
- Guide price **£1,150,000** freehold, to include trade fixtures and fittings.

Tenure

Freehold. Title Number: CL36348. Advised no public rights of way, restrictive covenants or easements over the land.

Land Area

Extending to c. 0.516 acre, taken from the Land Registry Title Plan and digitally mapped.

Method of Sale

Transfer of going concern on an asset sale basis. Stock at nominal value.

EPC

TBC.

VAT

We are advised the business is registered for VAT on sales.



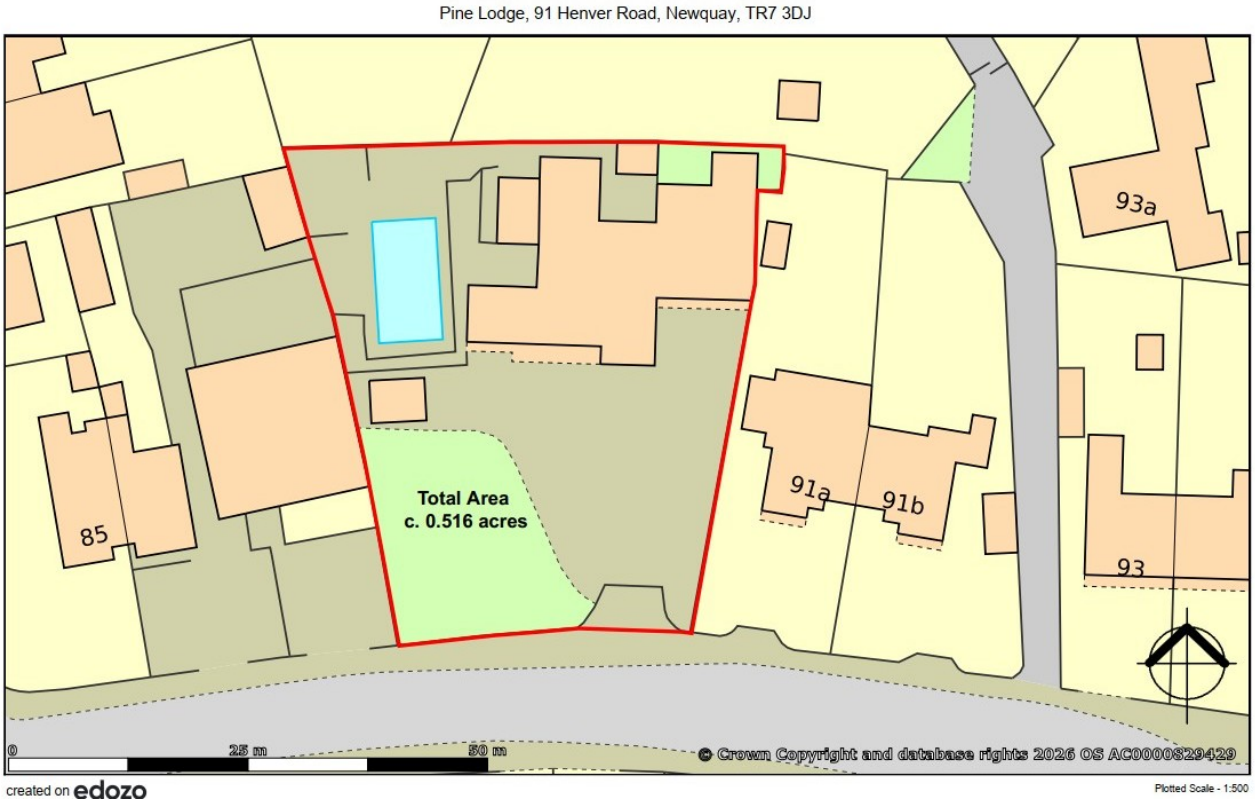


Location

The location of Pine Lodge is an asset, being on one of the main roads into and out of Newquay and within walking distance of the town centre and beaches. The property is set back from the road and enjoys much privacy in the front and rear gardens.

Newquay is one of the County's foremost holiday destinations, famed for its world class surfing beaches and in recent years a sizeable annual music festival. Newquay attracts all ages of visitors and is an all year round destination.

The town has seen investment in the residential and commercial space, most recently the Nansledan development which is set for further growth.



Site plan (c. 0.516 acres outlined red). Crown Copyright and database rights. For identification purposes only. Not to scale.

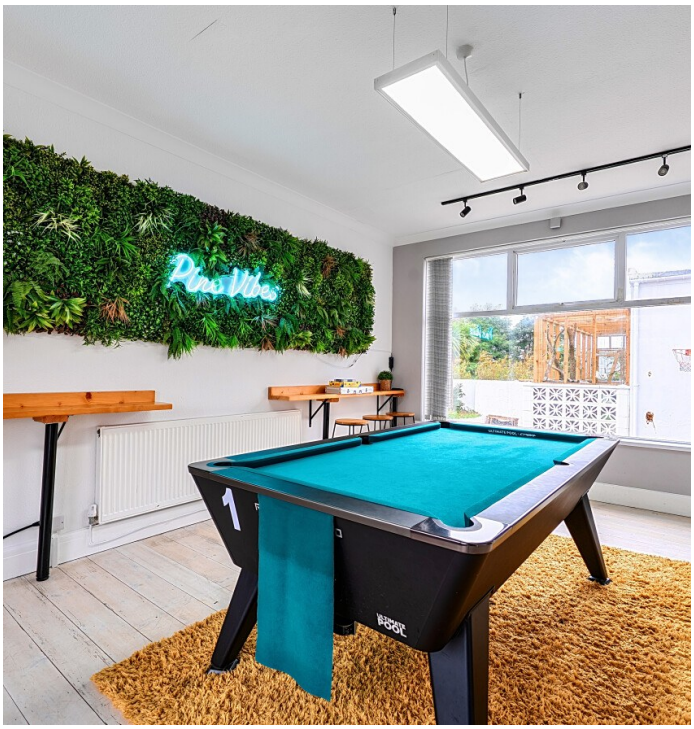
The Property

A substantial two storey period property built in 1926 we understand, set in sizeable grounds and gardens, providing ample parking to the front, a lawn area with tables and chairs, leading to the enclosed poolside patio. The pool area is a real boon to the property and offering as a hotel, given the size and privacy. There are several seating areas and planting making this a real feature.

To the front of the property is a good size bar/restaurant and games room, which could provide further covers. The kitchen and service areas are in the mid part of the property with the owners accommodation being to the rear, which affords privacy. On the ground floor is the former dining room, now used as an owners room but could easily revert and with separate access with large bedroom suites. On the first floor are the remaining rooms, some of which have a sea aspect to the rear.

We are advised the tile roof has recently been replaced, which is evident upon inspection, and the roof has solar panels which are owned. In our opinion the property and grounds are presented in good order.









The Business

We understand the business has been providing guest accommodation since the 1950s and has been in our clients' tenure since 2019, who are now selling to relocate. During our clients' tenure the property has been subject to significant updating and improvement.

The business has up until relatively recently traded as a hotel/bar/restaurant which up until the year end December 2025 showed net sales of **£265,803** and an adjusted net (EBITDA) of **c. £172,000**. A three year average turnover is in the region of **£287,000** and the net profit average of **c. £130,000**. So, this has historically been a very consistent and profitable business.

Towards the end of 2025 our clients took the decision to cease operating as a hotel and offered accommodation via the Local Authority, for which there is significant demand in the Newquay area and more widely within the County. We are in receipt of some figures for this period, although through choice the accommodation was not fully utilised.

Based on 12 rooms and the prevailing tariff with, say, 70% occupancy the projected turnover is c. £200,000 per annum with significantly lower operating costs. In summary, a property ready to trade as a hotel/B&B or for alternative accommodation, which both have the capacity for a high level of return.





Accommodation

Ground Floor

A welcoming entrance / reception leading in to the sizeable restaurant / bar which can be set up for 20 covers, with the adjacent games area capable of providing further covers. The bar area has 3 pumps and an outside cellar capable of providing more lines. To the rear is a stock room and a well appointed kitchen, with a gas cooker/oven with two vent extraction canopy over.

A former dining room, now used as a bedroom, capable of providing 20 covers, or one or two additional letting units. With separate access are four good size bedroom suites (all ensuite), two with a small patio area. To the rear is the private 4 bedroom owners accommodation (one bedroom in a detached building) with a good size lounge, with patio off.

First Floor

Wide staircase leading to the bedrooms (all ensuite) which number 8 in total, several with a far reaching sea view (advised rooms 3, 4, 6, 7 and 8). Also two kitchens which serviced the residential guests' needs.

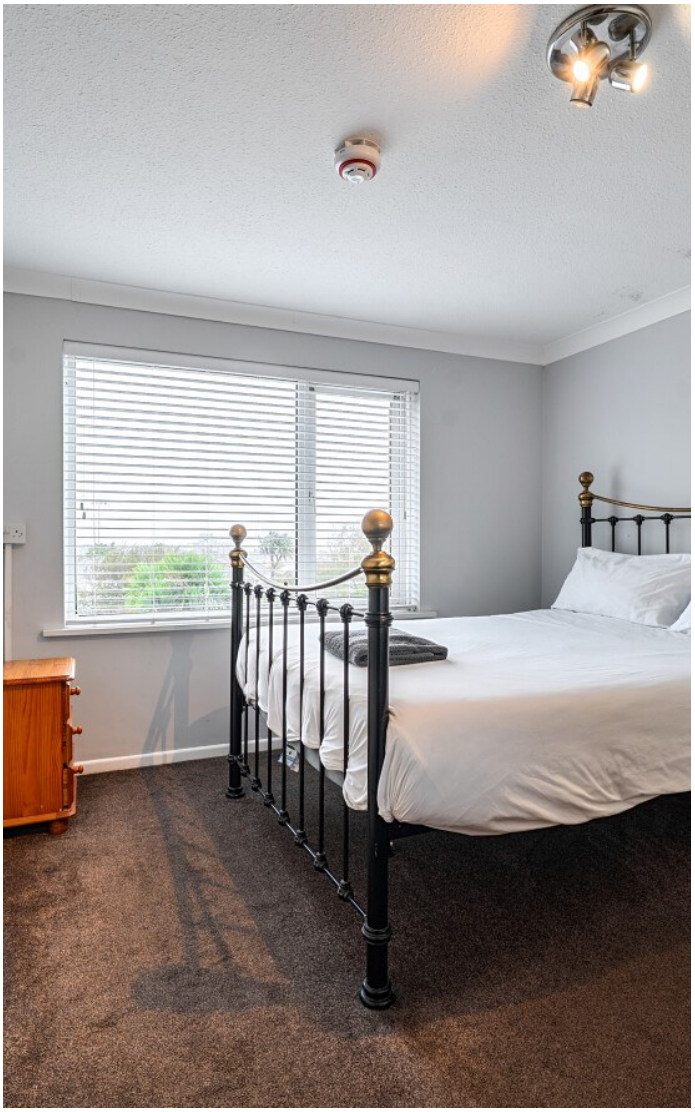
Outside

- Parking for up to 14 spaces at the front.
- Screened lawn garden area to the front.
- Store / shed with power and light.
- Patio / pool area with planting and raised areas, shed for furniture storage.
- Plant room housing the boiler to heat the pool.

Area	Sq Ft	Sq M
Main building	6,430	597.3
Limited use area	59	5.4
Outbuilding	414	38.3
Total	**6,903**	**641**

Services

Mains drainage, water and gas; single phase electricity (advised). Interested parties to make own enquiries via statutory providers.

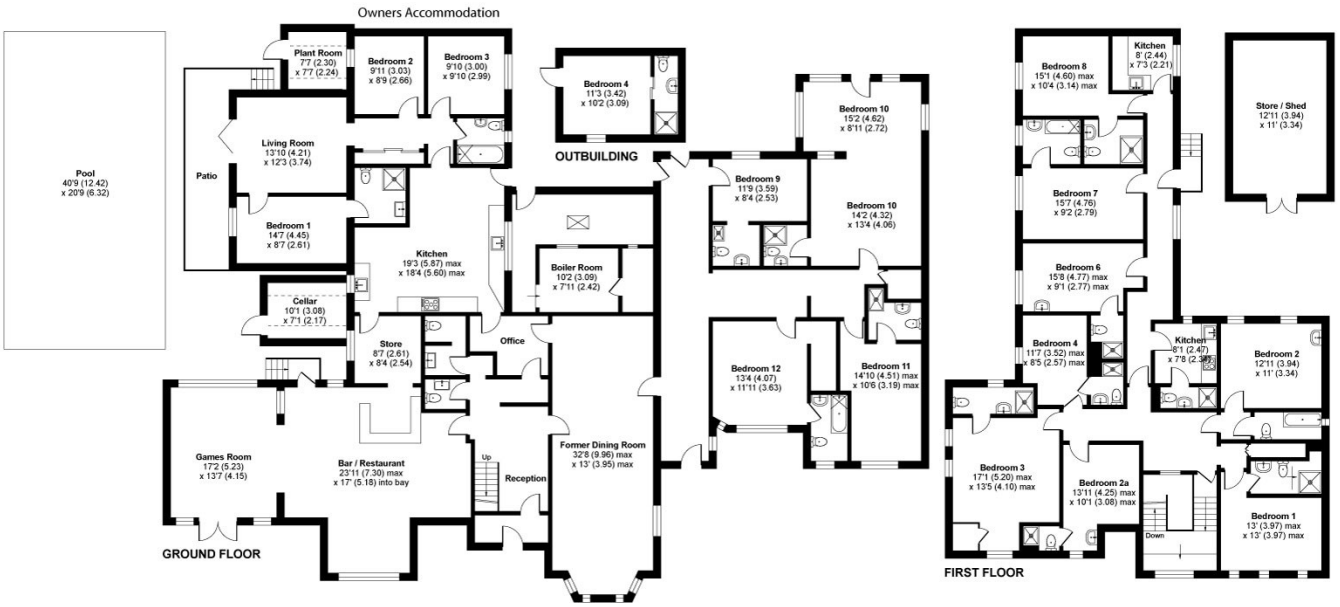




Floor Plan

Pine Lodge Hotel, 91 Henver Road, Newquay, TR7

Approximate Area = 6430 sq ft / 597.3 sq m
Limited Use Area (s) = 59 sq ft / 5.4 sq m
Outbuilding = 414 sq ft / 38.3 sq m
Total = 6903 sq ft / 641 sq m
For identification only - Not to scale



Floor plan for identification only. Not to scale. Approximate total 6,903 sq ft / 641 sq m.

Gallery









Important Notice

Licensing & Rates

Premises Licence LI19_006171 for the sale of alcohol on the premises. Rateable Value (from April 2026) is £14,500 - this is not the rates payable.

Fixtures & Fittings

All trade fixtures and fittings essential to the running of the business are to be transferred free of lease / lien on completion. An inventory will be supplied prior to exchange of contracts and form part of the contract for sale.

Planning

Advised no current planning permission or building regulations pending.

Proposal

Guide price **£1,150,000** freehold, to include trade fixtures and fittings. Subject to contract.

Particulars are for general guidance only and do not form part of a contract. Descriptions, dimensions, and other details are given in good faith but without responsibility; intending purchasers must satisfy themselves by inspection or otherwise. No person has authority to make or give any representation or warranty in relation to the property.

