

ST CHRISTOPHER'S INN & BELUSHI'S BAR

35 FORE STREET, NEWQUAY, TR7 1HD

FREEHOLD: OFFERS IN EXCESS OF £1,850,000

4256548

 **CHRISTIE & CO**



Situation & Location

Belushi's & St Christopher's Inn is situated just off the main town centre in a clifftop location overlooking the harbour and Towan Beach. The business is ideally located near popular bars and restaurants, offering the unique advantage of being the only hostel with direct access to the beach.

Newquay is a vibrant seaside resort on Cornwall's Atlantic Coast, renowned as one of the UK's most popular coastal towns. It's famous for its golden beaches, stunning coastal views, and some of the best surfing spots in Britain.

In recent years, the opening of Newquay Airport which has connections to many parts of the UK has made Newquay more accessible and it has become a popular weekend destination.

Newquay is home to the world-famous Board-masters surf and music festival, attracting top international artists and pro surfers to its shores. Throughout the year, the town hosts a variety of events, including fish and beer festivals, open-air theatre performances, and is also known for its high-quality restaurants.

HOME/LOCATION



Belushi's & St Christopher's Inn

PLACES

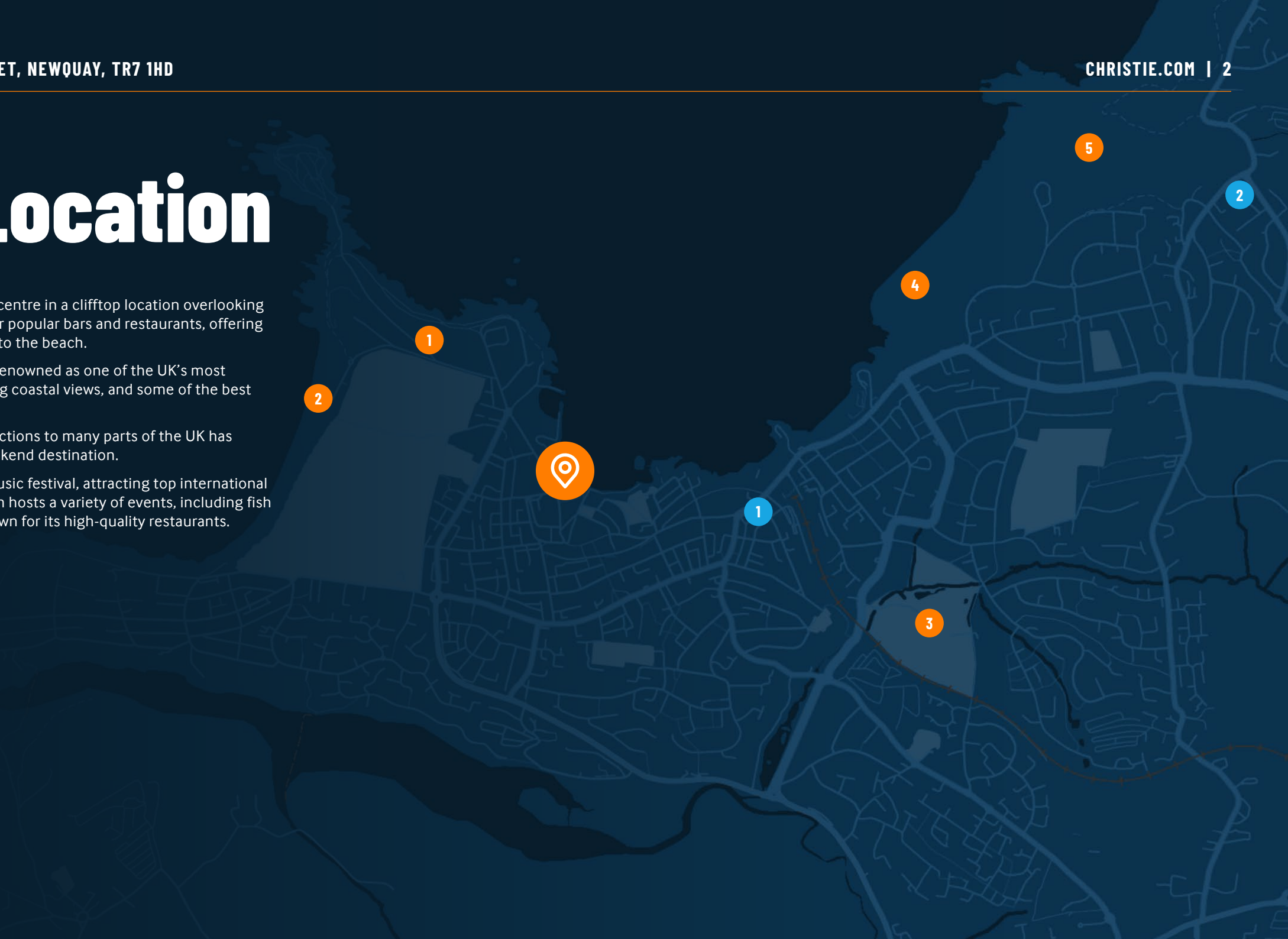


Newquay

Porth

DEMAND GENERATORS

-  Huer's Hut
-  Newquay Zoo
-  Porth Beach
-  Fistral Beach
-  Newquay Beach



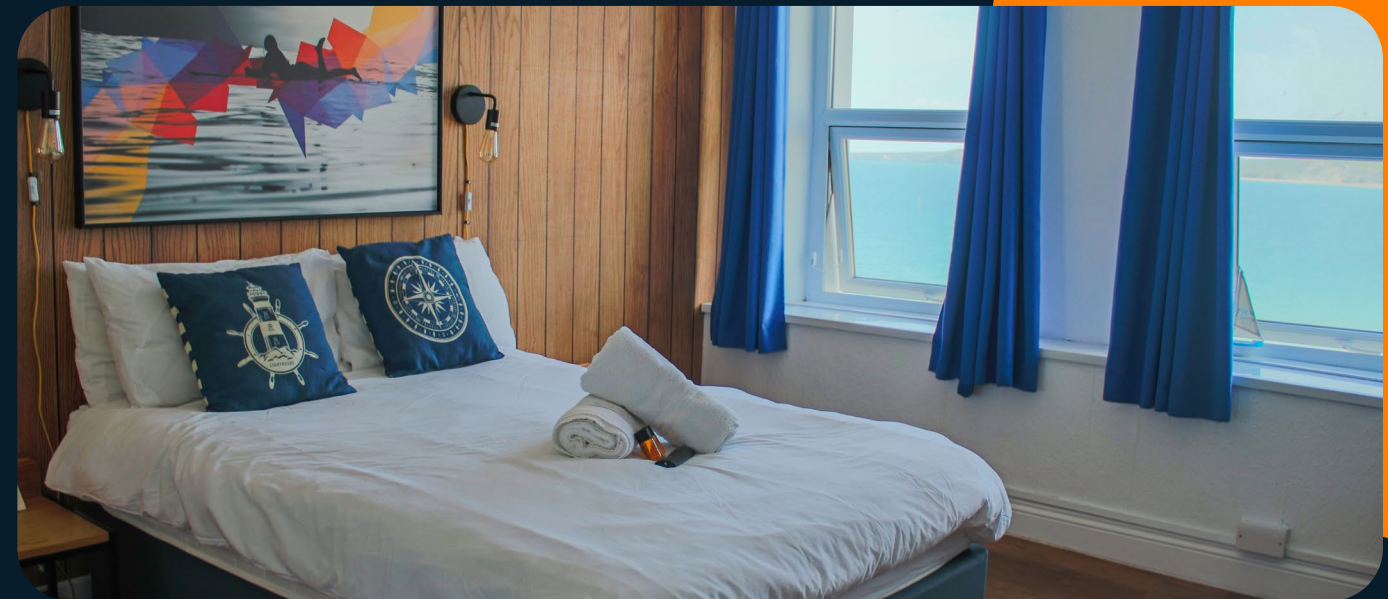
Description

The property is set back from Fore Street and comprises a three-storey end of terrace building made of brick, featuring a pitched tiled roof. It has part-coloured weatherboard and stone elevations, along with a single-storey addition to the front and dormer windows.

Internally, the property features a ground-floor themed Sports Bar, while the upper floors offer hostel-style accommodation with 68 beds spread across 14 rooms.

Set in grounds featuring extensive clifftop trade seating areas to the rear, as well as large covered seating areas to the front.

There is an opportunity to purchase the adjoining three storey residential terrace property, which is also under the current seller's ownership. The property consists of three bedrooms, two bathrooms, lounge, rear patio area and parking for two vehicles.



Accommodation

PUBLIC AREAS

- Breakfast room/additional bar seating area (30 covers)
- Games area with a pool table (24 seating)
- Main bar area featuring a central servery and two seating sections, providing 54 covers
- Reception hall with a reception desk & hotel guest lockers

HOSTEL ACCOMMODATION

14 bedrooms providing a total of 68 beds, arranged on first and second floors with access from main entrance hall and separate secure 24-hour access.

- One room – Four bunk beds with en suite shower
- One room – Four bunk beds with en suite shower and bathroom
- One room – Four bunk beds only
- Four rooms – Six bunk beds with en suite showers
- Two rooms – 10 bunk beds with en suite showers
- Five rooms – private double bedrooms with en suite shower rooms

Shared bathroom on the second floor

Additional staff bedrooms consisting of:

- One double bedroom with en suite
- Two separate rooms each providing four beds and bathrooms

EXTERNAL

Extensive outside seating areas overlooking Towan Beach and with panoramic cliff top sea views

- VIP terrace area (12 seating)
- Lower rear terrace area (70) plus covered seating area (18)
- Guest surf-board storage room & external showers
- Large front trade area with various covered seating areas (100+) and pizza bar area

ADDITIONAL AREAS

- Beer cellar
- Ladies, gents and disabled WC's
- Well-equipped catering kitchen with dry good store & wash-up area
- Lower ground floor area – laundry room & storage areas
- Enclosed rear storage yard

SURF SCHOOL

- Leased on an informal basis to a third party. This area consists of a small retail shop area & changing room

The Business

The business currently operates as a branded St Christopher's Inn and Belushi's Sports Bar, which is open to both hostel guests and non-guests. Belushi's is open all day to cater to guests, locals, and tourists, offering all-day dining, live sports on large HD TVs, and regular live music and DJ entertainment. In addition to a wide selection of beers, lagers, spirits, and cocktails, the food menu includes a variety of meat dishes, salads, and light snacks.

The accommodation is very popular, with demand driven by tourists and backpackers visiting Newquay and its sandy beaches, as well as a large number of surfers drawn to the area.

The hostel achieves an average bed rate from £12 - £70 per night, depending on the time of year.





Further Information

SERVICES

The property is connected to all main services.

TENURE

Freehold

As previously mentioned, part of the property has been let to a surf school which is located off the lower rear terrace area. We have not been provided with a copy of the lease, however we understand that a rent of £20,000 per annum is received.

TRADING HOURS

The business trades Sunday to Thursday 11am to 11pm and Friday and Saturday 11am to 1am

RATEABLE VALUE

£116,000 with effect from 1st April 2023

Attached Residential Property - Chy Lowen - Freehold

Adjacent to the Property is a mid-terraced residential dwelling arranged over three floors and consisting of:

GROUND FLOOR

- Breakfast room/additional bar seating area (30 covers)

FIRST FLOOR

- Double bedroom
- Living room
- Bathroom

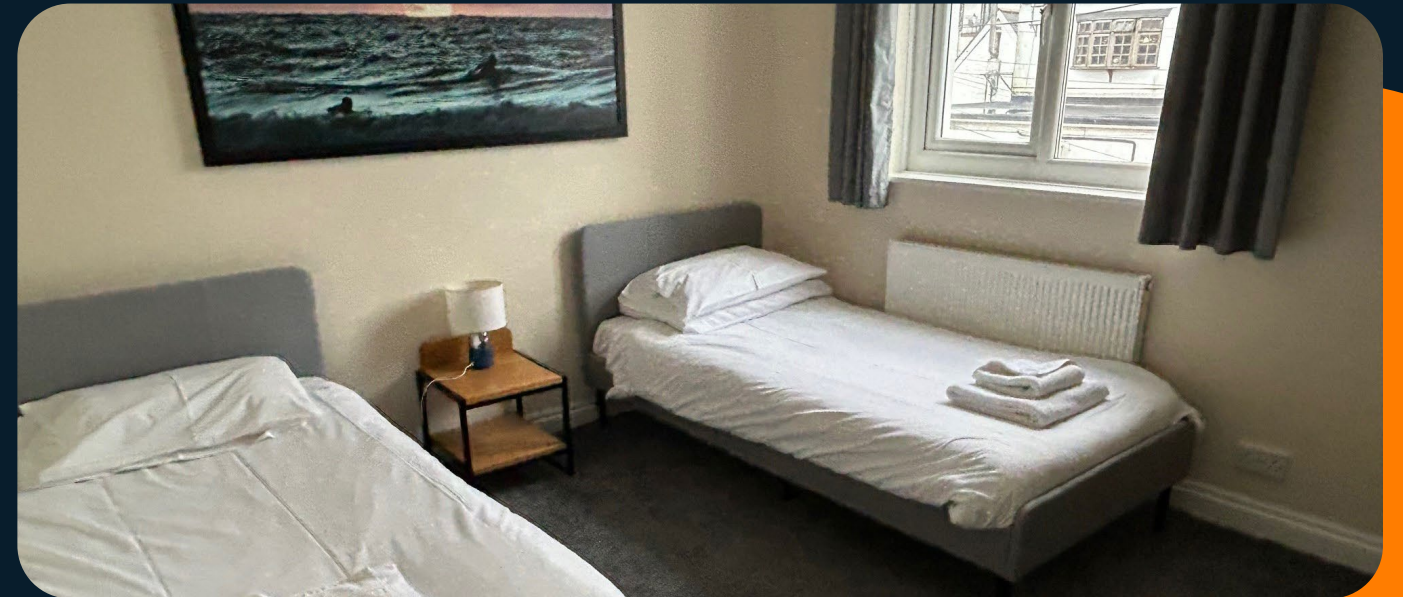
SECOND FLOOR

- Master bedroom with en suite bathroom
- One twin room

EXTERNAL AREAS

- There is parking to the front of the property for two vehicles
- Rear enclosed garden patio area

The accommodation is rented out via Airbnb with prices varying throughout the year. We understand during the summer lettings are £1,400 - £1,800 for the week.



ATTACHED RESIDENTIAL PROPERTY - CHY LOWEN



ST CHRISTOPHER'S INN & BELUSHI'S BAR



Contact Number

Enquiries regarding St Christopher’s Inn & Belushi’s Bar Newquay should be made exclusively to Christie & Co. Please do not contact the hotel management or staff directly.

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DUE DILIGENCE CHECKS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26 June 2017. This now requires us to conduct due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same.
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