



WELCOME TO THE FIELDHEAD HOTEL

A Place That You Will Never Forget

This detached 16 bedroom hotel occupies an outstanding position looking directly out to sea over Looe Bay and beyond. The property is three storey and set within a tiered plot of 0.43 acres with a particularly attractive walled tropical garden and outside heated guest swimming pool. The hotel also offers guest parking with 16 spaces available. Horizons Restaurant is open to resident and non resident trade and the current owners would freely admit that more could be made of this part of the business.

The current owners own the separate residential property adjoining the hotel and may consider a combined sale.

The hotel has been run by the current owners from 2006 and they are now looking to retire from the trade.





INVESTMENT HIGHLIGHTS

- ❖ Country House style hotel in a prime elevated position with panoramic sea views
- ❖ Located in West Looe, 1 mile from the traditional Cornish town and age – old seafaring town of Looe
- ❖ 0.43 acre site
- ❖ Potential to extend subject to planning permission – possible residential use (STP)
- ❖ 16 en- suite bedrooms
- ❖ Horizons Restaurant (32)
- ❖ Resident lounge (12), resident bar (12)
- ❖ Heated Swimming pool within walled tropical garden
- ❖ Excellent profits from 41.8% occupancy (2017)
- ❖ Net turnover £284,187
- ❖ EBITDA £145,672

ACCOMMODATION

BEDROOMS 16

6 Superior double/twin rooms

2 Family rooms with bunk beds

2 Single en-suite rooms

6 Double/twin rooms

OUTDOOR SPACE

Outdoor heated swimming pool.

Walled tropical garden

Private garden

FOOD & BEVERAGE

Horizons restaurant

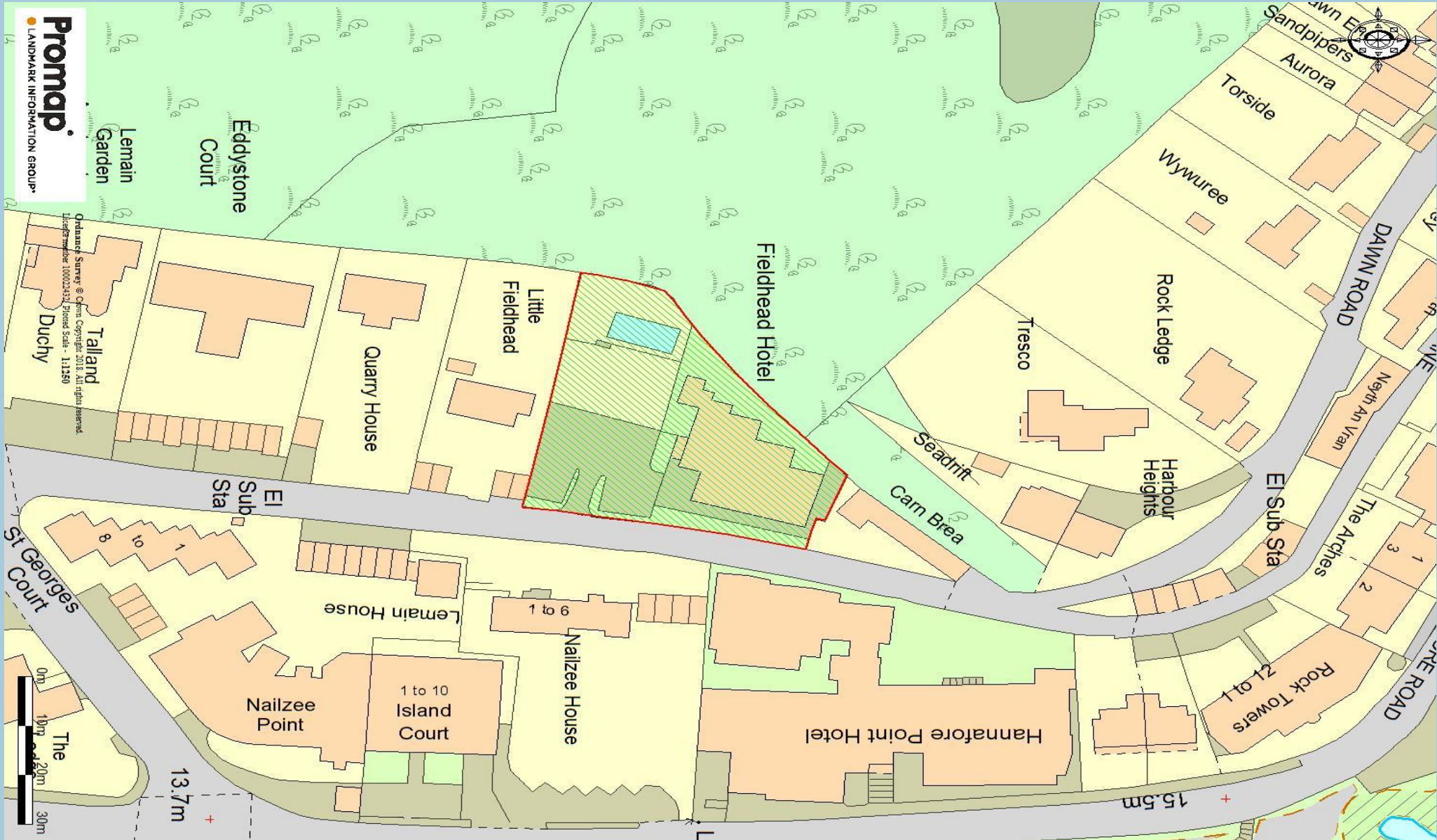
Lounge and lounge Bar

PARKING

16 spaces on site



FIELDHEAD HOTEL SITE PLAN





Fieldhead Hotel – Historic Trading Results

In GBP	2016/7	2015/6
NET TURNOVER	£284,187	£266,535
GROSS OPERATING PROFIT	£263,827	£245,684
EBITDA	£145,672	£115,118
OCCUPANCY	41.8%	

LOCATION & POINTS OF INTEREST

The Fieldhead Hotel is situated in Looe, a working port and town on the South East Cornish coast. Just 17 miles from Plymouth, The property lies on the A387 with access to the A38 or A30 which link to the M5 at Exeter.

LOOE TOWN CENTRE	1 MILE
PLYMOUTH	17 MILES
NEWQUAY	38 MILES
TRURO	42 MILES
EXETER	65 MILES
BRISTOL	149 MILES
LONDON	256 MILES
NEWQUAY AIRPORT	34 MILES
EXETER AIRPORT	67 MILES
LISKEARD TRAIN STATION	9 MILES

In terms of rail communication, national rail services are available at Liskeard with a regular direct service to London Paddington.



TENURE: Freehold

GUIDE PRICE: Excess £1,100,000 plus stock at valuation

PROCESS

JLL have been appointed to sell the freehold interest in the Fieldhead Hotel as a transfer of a going concern. No contact should be made with the operating company or any of their employees. Please contact JLL who are retained as sole and exclusive selling agents.

EPC: C(75)

DATA ROOM

Full documentation to undertake due diligence is available within a data room.

A non-disclosure agreement will need to be signed by any interested party

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MISREPRESENTATION ACT 1967 AND DECLARATION

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PROPERTY MISDESCRIPTION ACT 1991

These details are believed to be accurate at the time of completion but may be subject to subsequent amendment.