

# Chelsea House

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MULTI-AWARD-WINNING BOUTIQUE  
BED & BREAKFAST IN FALMOUTH







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2 EMSLIE ROAD ■ FALMOUTH ■ CORNWALL ■ TR11 4BG

Chelsea House is an impeccably presented 9-bedroom multi-award-winning guest house located in the heart of Falmouth, moments from the glorious seafront, famous beaches and bustling town centre. This substantial property is arranged over ground and 2 upper floors, boasts spectacular views of Falmouth Bay and offers outstanding self-contained 3-bedroom owners' accommodation at the rear. Chelsea House hosts immaculate landscaped gardens, a garage and parking, and provides an excellent business opportunity (given its substantial revenue levels) or a wonderful family home (subject to the necessary planning consents).

Flawless 9-bedroom guest house (C1 Planning Use) in prime Falmouth location

Gloriously finished 3-bedroom owners' accommodation

Winner of B&B and Guest House of the Year, Cornwall – Cornwall Tourism Awards 2021/22

Considerable revenue levels with lucrative profit conversion potential

Unique and beautifully presented guest rooms, all dedicated to different musical artists

Large breakfast room

2 purpose-built 'garden retreats' offering additional income potential

Beautifully landscaped guest and owners' gardens

Very well appointed commercial kitchen

Potential residential house or development opportunity (subject to planning)

**Freehold ■ EPC Energy Rating C**

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# Location

## FALMOUTH

Falmouth is undoubtedly one of Britain's most thriving and lively towns, offering a unique lifestyle with a bustling town centre and beautiful beaches. Recently voted as the best place to live in the UK by readers of The Sunday Times, Falmouth offers many attractions such as Pendennis Castle, the National Maritime Museum, excellent sailing waters and a plethora of shops, bars, pubs and restaurants which buzz throughout the year. The combination of maritime heritage and modern creativity makes the town hugely popular. It is a constant carnival during the summer months, yet still energetic in the winter, offering great food festivals and sea shanties to keep all entertained. Many beautiful areas surround Falmouth, including Flushing, Mylor and the Helford River.

## MICRO LOCATION

Chelsea House is located on Emslie Road, a quiet street immediately behind Falmouth's seafront. Positions of this nature which provide panoramic views, peace and quiet and immediate proximity to some of Cornwall's best beaches, are few and far between and rarely available to acquire.



# The Guest House

Comprising a beautiful semi-detached 3-storey property and occupying an elevated position along Emslie Road in Falmouth, Chelsea House is undoubtedly one of the finest guest houses in Cornwall. Following a significant programme of renovation, Chelsea House provides 9 spectacularly appointed en-suite guest rooms, all dedicated to different musical artists. The rooms have been finished to an incredibly high standard and are fitted with mid-century furniture with a modern twist. With a large breakfast room on the ground floor, guest accommodation is split across all levels. A fully fitted commercial kitchen separates the guest house with the owners' accommodation at the rear. Externally, the wonderfully landscaped gardens provide a sunny haven for guests to relax, with a purpose built single storey 'garden retreat' providing additional space for guests.

## Ground Floor

The ground floor is accessed via the main entrance at the eastern elevation of the property passing the beautifully landscaped front gardens. The entrance hall provides access to the breakfast room, 2 x guest bedrooms, storage cupboards and the commercial kitchen, then leading through to the owner's accommodation at the rear (which has its own rear access). The commercial kitchen has a wide variety of high specification appliances and equipment.

## First Floor

The beautiful feature staircase feeds up from the ground floor to the first floor which hosts 4 x guest rooms.

## Second Floor

The second floor has 3 further guest rooms, all with sea views.



## Guest Room Schedule

ROOM NUMBER	FLOOR	TYPE	SIZE (SQ M)
Prince	GF	King with private terrace	13
Nina Simone	GF	King with private terrace	27
Rod Stewart	1	Executive King with sea view	29
Dusty Springfield	1	Superior King with balcony and sea view	19
Amy Winehouse	1	Superior King with sea view	18
Bruce Springsteen	1	Standard King with garden view	15
Jimi Hendrix	2	Superior Double with balcony and panoramic sea view	15
David Bowie	2	Executive King with balcony and sea view	23
Freddie Mercury	2	Superior King / Twin Room	14
<b>Total</b>		<b>9 Doubles</b>	<b>172</b>



## The Owners' Accommodation

The 3-bedrooms owners' accommodation, attached only to the guest house and arranged over two storeys, offers an open-plan kitchen/dining/living room/conservatory overlooking the private landscaped garden. Also on the ground floor is an office. The master bedroom upstairs hosts a large en-suite and a private balcony where views of Flushing to one side and Falmouth Bay to the other are enjoyed. The garden hosts a purpose-built single-storey garden room which could be used as additional guest accommodation or, alternatively, as a private rental (subject to consents). Accessed via a lane between Emslie Road and Melvill Road is rear access to the owners' accommodation and the garage. The garage provides plentiful room for a car as well as workshop space. Subject to consents, the garage could be converted into additional self-contained accommodation.

There is parking at the rear for approximately 3 cars.





## Investment into the Property

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Since acquiring the property in 2015, our clients have invested approximately £400,000.

## The Business

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From a relatively small number of rooms, Chelsea House generates exceptional revenue levels from a bed & breakfast operation. Having won Gold at Cornwall Tourism Awards 2021/22 for B&B and Guest House of the Year in Cornwall, Chelsea House offers buyers a hugely lucrative opportunity paired with a spectacular lifestyle. After years of providing exceptional service and following huge levels of investment, the business now benefits from strong levels of repeat business and has positioned itself as one of the region's best bed & breakfasts. A significant number of bookings (approximately 75%) are made directly.

Additional revenue could be achieved by expanding the food and beverage offering as well as converting certain rooms into additional guest accommodation.

Financial accounts for the business can be made available upon request. Turnover is in excess of a quarter of a million pounds.







# Additional Information

## INVENTORY AND STOCK

Chelsea House will be sold with the benefit of the fixtures and fittings, subject to negotiation.

## THE TRANSFER OF UNDERTAKINGS (PROTECTION OF EMPLOYMENT) REGULATIONS 2006

The business is owner operated by our clients, with no third-party management company employed. Laundry is outsourced.

## PLANNING AND ALTERNATIVE USE

Chelsea House has C1 (Hotels) Use Class.

Subject to planning, the property would make a wonderful residential dwelling. Very rarely do properties of this scale become available, within such proximity to the beautiful Falmouth seafront and beaches. We envisage it also appealing to developers, potentially as a block of high-end residential apartments. Should this be of potential interest, we would be happy to provide our opinion on achievable prices per apartment, should a successful planning application come to fruition.

## SERVICES

We understand the property is serviced by mains water, electricity, drainage and gas. Fibre optic internet is connected to the property.

## BUSINESS RATES

The business' Rateable Value is £8,800. Therefore, the business does not pay business rates because its Rateable Value is below £12,000.

## EPC

Energy Rating C (55).

## TRANSACTION PROCESS, STRUCTURE AND TIMING

Chelsea House will be sold by way of either an asset sale as a transfer of a business as a going concern (TOGC) or a company share sale.

## VIEWINGS AND ENQUIRIES

All enquiries and viewing requests are to be made directly through Laskowski & Co - the vendors' Sole Agent, on 01326 318813 and/or james@laskowskiandcompany.co.uk.

## DIRECTIONAL NOTE

Upon entering Falmouth via the A39, take the second exit at the Ponsharden Roundabout and then take the second exit at the following roundabout, passing McDonald's on the left-hand side. Continue along Dracaena Avenue, passing Majestic Wine on the left-hand side and past the traffic lights. After passing Falmouth Rugby Club on the right, take the second exit at the next roundabout onto Western Terrace. Continue along this road until you pass Merchants Manor Hotel on the right, then take the second exit at the immediate roundabout and continue along Melvill Road. After passing Princess Pavillions, take the immediate right onto Emslie Road. Chelsea House is found on the left hand side just after the bend in the road.



# Chelsea House

Approx. Total Floor Area

Ground Floor: 2545 sq ft / 236.4 sq m

First Floor: 1473 sq ft / 136.8 sq m

Second Floor: 831 sq ft / 77.2 sq m

**Total Approx. Area:** 4848 sq ft / 450.4 sq m



