

EAGLE HOUSE HOTEL
3 Castle Street
Launceston, Cornwall
PL15 8BA

stonesmith
PROPERTY SPECIALISTS



FREEHOLD: £650,000

REF: 5968

Impressive landmark Grade 2 Listed four storey elegant Georgian townhouse which is well presented throughout having been well maintained.

With origins dating back to 1764, the property has been sympathetically extended and the interior contains many original features including modillion ceiling cornices and ornate fine quality plasterwork and is now well presented throughout. Eagle House Hotel now provides an excellent operating environment, specifically designed for the type of trade undertaken. This high quality privately owned town centre hotel briefly comprise:- Lanson Lounge (10); Betjeman Suite 1 with bar area (100); Betjeman Suite 2 a conservatory style multi-purpose room (80); Launceston Suite a large purpose built and purpose equipped self-contained function suite with separate entrance, bar servery (340); 15 individual en-suite letting bedrooms (only 12 currently used for letting purposes, the other three are used for staff/owners accommodation); commercial catering kitchen with comprehensive ancillary facilities. Externally to the side of the property is an enclosed courtyard patio terrace part covered with attractive glass canopy and al fresco seating for 20 plus. There is also a raised paved patio terrace to the front with al fresco seating for 20 plus. Grounds to the rear extend down to the A388 main road with prominent signage. Immediately to the front of the property is unrestricted on street car parking for 12 to 14 vehicles. Beyond this is the main car park for the hotel with spaces for approximately 40 vehicles and is available for lease by separate negotiation, full details upon request. Further public car parking is available within 2 minutes walk of the hotel.

Eagle House Hotel is a prominent and imposing building within Launceston town centre, benefiting from prominent signage on the A388 main road as well as highly visible brown signs. Located in the town centre of Launceston, right next to Launceston Council and Castle grounds. Launceston, midway between the north and south coasts, enjoys a better balance of travel distance to all parts of the two counties than any other centre. East of Launceston, the City of Exeter (42 miles) provides intercity rail links, an international airport and the M5 motorway link. To the south of Launceston, the City of Plymouth (28 miles) provides the Continental Ferryport and intercity rail links. In all directions from the hotel, there is unspoilt countryside of outstanding natural beauty. To the north, the rugged north Cornish coast famed for popular family surfing beaches, to the west the open spaces of Bodmin Moor, ideal for walking and riding, to the east is Dartmoor National Park and to the south, the hidden treasures of the Tamar Valley steeped in mining history.



ACCOMMODATION

Steps to the front lead to the upper ground floor **Main Entrance Porch** with doors into **Reception Hall** an attractive and grand entrance hall with carpeted flooring, staircases to upper and lower floors, comfortable seating area, ornate panelled walls and ceilings. **Reception Office** with **Managers Office** to the rear. **Lanson Lounge**, a residents dry lounge area with carpeted flooring, comfortable seating for 10 guests, ornate fireplace (disused), door to patio terrace area. **Betjeman Suite 1**, a multipurpose room used for functions, restaurant, breakfast room with ornate ceiling friezes and architraves, 2 ornate marble fireplaces (disused), **Bar Servery** with ceiling fan, bay windows with attractive rural outlook to the rear, carpeted flooring, range of free standing tables and chairs licensed for up to 100 guests. **Betjeman Suite 2**, a conservatory style extension with solid wood flooring, extensive country views to the rear and views of Launceston Castle to the front, Ladies and Gents WCs, patio doors onto patio area, licensed for 80 guests. **Launceston Suite**, a large purpose built and equipped multipurpose room offering extensive conference and function facilities with separate independent entrance to the front of the property leading into **Entrance Hall** with **Cloakroom Area**, doors into **Main Function Room** with part parquet and part carpeted flooring, purpose built and equipped **Bar Servery** licensed for 340 guests, **Ladies, Gents and Disabled WCs**. **Commercial Catering Kitchen** with tiled flooring, fully equipped to a high standard with a comprehensive range of commercial catering equipment to include:- 6-burner gas range, solid topped gas range, Rationale combi oven, Backbar turbo fan combi oven, Electrolux combi oven, extensive range of stainless steel worksurfaces with shelving below, 2 stainless steel hand basins, 4 deep bowl stainless steel sink units, stainless steel racking units, 2 double deep fat fryers, Falcon grill, stainless steel wall shelving, pass through commercial dishwasher, 3 large warming cabinets, electric cooker and hob, small eye level grill, hot water boiler, dumb waiter to Betjeman Suite 1, 4-pot bain-marie. Large walk-in fridge. **Freezer Store** with tiled flooring, chest freezer, under counter freezer, 2 upright freezers. Door to outside. **Staff Changing Room**. **Staff WC**. **Beer Cellar** temperature controlled with ice making machine and **Bottle Store**. **Laundry Room**.

Letting Accommodation

The business offers 12 well appointed En-Suite Letting Bedrooms on the ground, first and second floors, each of which is well presented and are furnished with remote control colour televisions with Sky channels, alarm clock radios, direct dial telephone, free wi-fi and tea and coffee making facilities. The bedrooms briefly comprise:- **Bedroom 1** - a double room on the first floor with Castle views and an **En-Suite Shower Room**. **Bedroom 2** - a double room on the first floor with aspect to front and an **En-Suite Bathroom**. **Bedroom 3** - a twin room on the first floor with aspect to rear, country views and an **En-Suite Bathroom**. **Bedroom 5 (the Bridal Suite)** - with aspect to side and rear and with country and Castle views, half poster double bed and **En-Suite Bathroom**. **Bedroom 6** - a twin room on the second floor with aspect to side overlooking the Castle and an **En-Suite Bathroom**. **Bedroom 7** - a double room on the second floor with aspect to side overlooking the Castle and an **En-Suite Shower Room**. **Bedroom 9** - a double room on the second floor with country views and an **En-Suite Shower Room**. **Bedroom 10** - a twin room on the second floor with country views and an **En-Suite Bathroom**. **Bedroom 12** - a double room on the ground floor with an **En-Suite Bathroom**. **Bedroom 14** - a double room on the ground floor with an **En-Suite Bathroom**. **Bedroom 18** - a double room on the ground floor with an **En-Suite Shower Room**. **Bedroom 19** - a twin room on the ground floor with an **En-Suite Bathroom**.

Owners/Staff Accommodation

Currently there are three further ground floor bedrooms which are used by the owners as their accommodation, although these can be used for additional letting rooms if required. They briefly comprise:- **Bedroom 15** - a double room on the ground floor with an **En-Suite Bathroom**. **Bedroom 16** - a single room on the ground floor with **En-Suite Shower Room**. **Bedroom 17** - a double room on the ground floor with **En-Suite Shower Room**.

External Details

The grounds of the hotel slope down to the A388 and incorporate highly visible main road signage. To the front of the property is a **Raised Patio style Garden** with al fresco seating for 20 plus guests. Leading from Launceston Suite is an enclosed private **Walled Patio Garden**, part covered by an attractive glass canopy with patio heaters and comfortably seating 20 plus guests and a separate **Smoking Shelter Area**. Directly in front of the hotel is unrestricted on street parking for 12 to 14 vehicles. Beyond this is the **Main Hotel Car Park** with spaces for 30+ vehicles. This car park area is held on a fully renewable 15 year lease, which commenced in 2013 with an annual rent of £4,000. Full details are available upon request. There are also 3 Pay & Display car parks within a 3 minute walk of the hotel.

Please note: The fittings, equipment and services listed have not been tested by the agents, although we are informed that all items are in working order.

THE BUSINESS (Accounts will be provided to genuine purchasers, once viewed)

Trading Style - Eagle House Hotel is a well presented and extremely well regarded hotel, meeting and function venue which enjoys a popular local following, having the largest function suite and facilities in the town and also in the immediate area. Eagle House Hotel regularly attracts guests for both business and pleasure purposes, as well as being a popular meeting place for many local organisations and groups, in addition to its popularity for banquets, dinner dances, birthdays, anniversaries and wedding celebrations.

BUSINESS (contd)

The hotel has a licence for civil marriage ceremonies and its location adjacent to Launceston Castle and Gardens makes it a popular wedding venue. The hotel has a website www.eaglehouselaunceston.co.uk which is currently being developed. The business also benefits from a number of favourable reviews on TripAdvisor. The business boasts a substantial amount of forward bookings for 2014 and 2015, including large functions, weddings, formal dinners and other celebration events, full details of which are available upon request. Additionally, the hotel is a popular Christmas party venue and is regularly host to a number of local clubs, groups and societies, as well as being a popular training and corporate event venue for national companies and organisations.

Potential - Eagle House Hotel offers tremendous potential to improve all aspects of the trade and property still further, particularly by developing a resident and non-resident food and beverage trade, especially by opening the bar and restaurant at lunchtimes and in the evenings, for which undoubted demand exists, but which is currently totally unexploited apart from Sunday lunches. There is also the potential for a daytime tea garden/tea rooms, especially given its location next to Launceston Castle, as well as further opportunities for advertising and marketing, including specialist accommodation agencies and websites. The business has not been advertised or marketed by our clients, apart from their own website. A formal viewing is strongly encouraged in order to fully appreciate all that this versatile business and property has to offer.

Current Staffing - The business is run by our clients, a brother and sister partnership with the assistance of 2 full-time and up to 10 part-time members of staff plus casual members of staff as and when required.

RATING

For up to date Business Rates and Council Tax information relating to this property, we refer you to The Valuation Office website www.voa.gov.uk.

SERVICES (advised by client)

All mains services are connected to the subject property.

PRICE & TENURE (VAT may be chargeable in addition if appropriate)

£650,000 for the valuable freehold interest as a going concern business and full trade inventory of fixtures, fittings, furnishings and equipment, but excluding any of the owners personal effects. Wet and dry stocks to be additional at valuation. Vacant possession upon completion.

FINANCE

An early discussion about finance can often save time and disappointment. If you would like independent specialist advice on funding this property or any other purchase, contact us for details of our approved brokers.

VIEWINGS

Strictly by appointment with the vendors Sole Selling Agents.Tel:(01392)201262.Email:info@stonesmith.co.uk
You are recommended to contact us before visiting the property even for an informal viewing. We can then confirm whether or not it is still available.



Applicants are requested to make appointments to view and conduct negotiations through the Agents. No responsibility can be accepted for any expense incurred by fruitless journeys. Stonesmith for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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