

The background of the entire image is a solid teal color. Overlaid on this background are several large, overlapping, semi-transparent circular and wave-like shapes in various shades of teal, creating a sense of depth and movement. The shapes are centered around the text.

Atlantic Hotel

NEWQUAY | CORNWALL

'Set within an elevated private headland with sensational views of the North Cornish coastline.'



Atlantic Hotel

DANE ROAD | NEWQUAY | CORNWALL | TR7 1EN

Introduction

Knight Frank LLP has been instructed as Sole Selling Agent to secure a purchaser for The Atlantic Hotel Newquay.

After acquiring a unique plot of land on the headland overlooking Newquay and the North Cornish Coast, the Atlantic Hotel's founders set about designing a hotel that would match the stunning location, where every guest bedroom could enjoy the sweeping views of the Atlantic.

Since the hotel opened more than 125 years ago it has always been an integral part of the Newquay community. During the First World War the hotel opened its doors as a hospital, helping injured soldiers back on the road to recovery. And when a new Ballroom was constructed in the 1930s, more than 400 guests attended the grand opening in aid of the Royal Cornwall Infirmary.

Harrods of London were famously brought in to design and furnish the cocktail lounge in 1935 ensuring that guests were able to relax in the most stylish and chic surrounds.

In 1986 the current owners, the Cobley family purchased the hotel and began a sympathetic refurbishment to update the property, whilst maintaining the grandeur of this beautiful Victorian building.

Luxury four star standards were maintained and improved on, an extension and spacious Balcony Suites were added, and the addition of an AA Rosette Restaurant Silks Bistro & Champagne Bar, indoor leisure, spa and treatment room all of course looking out to sea.



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Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of this brochure.

Investment Highlights

- Grand Victorian hotel within an elevated position
- Private headland with sensational views of the North Cornish coastline
- 4 star hotel with AA Rosette Award Winning Silks Bistro and Champagne Bar
- 57 en suite bedrooms all with sea views
- 15 residential apartments located in a separate building adjacent to the hotel
- Overlooking Newquay and close to some of the UK's finest surf beaches
- Unique position with sea views from all four sides of the property
- A five minute cliff walk from the world famous Fistral Beach
- Stunning Grand Victorian Ballroom with capacity for 500
- Six principle public areas and three external terraces all enjoying sea views
- Leisure & spa facilities with heated indoor and outdoor swimming pools
- 3-bedroom owners accommodation arranged over two floors with uninterrupted sea views
- 2 x two-bedroom apartments with sea views
- Parking for approximately 60 vehicles
- Arranged within circa 9.5 acres of private headland
- Branding/asset management opportunities
- 37 years of family ownership



Atlantic Hotel *Newquay, Cornwall*

Location

Set upon an exclusive clifftop overlooking the North Cornish coastline, the hotel benefits from its own private headland with the world famous Fistral Beach to one side and Newquay harbour to the other.

Located on Cornwall's Atlantic coast, Newquay is renowned for its beautiful beaches having previously been voted as one of the nation's favourite coastal towns.

Within a short walk of the town centre the popular resort of Newquay has in recent years been fuelled by the growing surfing culture within the South West and indeed the beaches throughout Newquay and along the north Cornish coastline are considered to be some of the finest surfing beaches within the UK.

The town benefits from a selection of national retailers, quality restaurants, schools for all age groups, branch line railway station connecting with Par on the south coast and the main line Penzance to London route. Conveniently situated for access to the A30 with nearby Newquay airport within a 15 minute drive which offers regular flights to a selection of UK and European destinations with around half a million passengers passing through the airport annually.

Newquay attracts both domestic and international tourism and offers a range of tourist attractions to include Newquay Zoo, Waterworld, Blue Reef Aquarium, Holywell Bay Fun Park and Newquay Golf Club. Cornwall has everything from castles propped up by ancient rocks to pretty fishing villages and scenic walks and enjoys an influx of visitors keen to explore the region with high visitor numbers to the Eden Project, the Lost Gardens of Heligan and Minack Theatre to name but a few.



LOCATION	APPROXIMATE DISTANCE (MILES)	APPROXIMATE DRIVE TIME (HOURS/MINUTES)
Newquay Airport	6	15 mins
Truro	14	25 mins
Plymouth	68	1hr 30 mins
Exeter	82	1 hr 30 mins
Bristol	162	2 hrs 45 mins
London	258	4 hrs 30 mins



The Opportunity

The Atlantic Hotel is a multifaceted business with an emphasis on private leisure, spa, weddings and functions. It has been in the same family ownership since 1986 although our principle client has worked at the hotel for the past 44 years and has now decided to sell the business to concentrate on other business interests.

Just a short stroll to the centre of Newquay, and minutes from some of the UK's finest surf beaches, this iconic 4 star hotel blends classic glamour with modern luxury and a warm-hearted welcome.

The hotel trades 12 months of the year and benefits from an enviable reputation for quality service which is supported by the high percentage of repeat custom, appealing to a wide age demographic.

There is a flexible and adaptable approach to their guests and due to the layout of the public areas, can accommodate a number of events at once with the main ballroom able to cater for up to 500 guests.

The Atlantic Hotel represents a superb opportunity for an investor to acquire a well-maintained hotel business that enjoys a reputation as one of the leading hotels in the area that can be either operated under management, or hands-on by the new owners and provides branding opportunities to capitalise on the private leisure and leisure club & spa market. The hotels website can be found at:

www.atlantichotelnewquay.co.uk



Atlantic Hotel



The Property

Set within a site that extends to the foreshore and measures approximately 9.5 acres, the property was constructed in 1892 and consists of three principle buildings to include the main hotel which is arranged over three floors and a large lower ground floor. 53 of the 57 en suite bedrooms all with sea views are within the main hotel along with all of the public areas and leisure & spa facilities.

The ground and 2 uppers floors comprise the public areas and guest bedrooms with numerous ancillary, storage areas a snooker room with full size snooker table arranged over the lower ground floor.

Adjacent to the main hotel is an outdoor heated swimming pool surrounded on three sides by a separate building that comprises an

additional four en suite bedrooms, 3-bedroom owner's maisonette and two 2-bedroom apartments.

Adjacent the hotel and next to the outdoor heating swimming pool is a detached building known as Longshore Apartments. This comprises 15 residential apartments that are let on assured short-hold tenancies

which provide stable long term income to the business.

Newquay, Cornwall

Internal Areas

Once you walk through the main entrance to the hotel you are greeted with marble floors, chandeliers and a sweeping staircase accompanied by the grand views, and you soon realise why the hotel quickly built a reputation for opulence and luxury. The public areas are arranged over the ground floor of the building with the majority of areas providing access to three terraces that all boast spectacular views of the coast, harbour or Atlantic Ocean.

PUBLIC BAR

A traditional bar adjoining the reception area with seating for 80 guests.

TEA LOUNGE

This room has a number of uses to include the breakfast area for guests, functions, meetings, smaller weddings and afternoon teas. It can accommodate 150 guests and also opens to the Dining room to create a space for larger events.



DINING ROOM

Adjoining the Tea room the Dining room serves as an area for hotel guests to also enjoy breakfast along with larger functions to accommodate up to 200 guests and benefits from access to an external terrace with seating for a further 20 guests.

BALLROOM

Reputed to be the largest Ballroom in the South West of England and can accommodate up to 500 guests. Popular with functions, weddings, live music and discos. Access to an external terrace which can seat a further 60 guests.

CAFÉ ATLANTICA

A casual dining restaurant with sushi bar that can also operate as a functions suite. Ground and mezzanine seating for 150 guests.

SILKS BISTRO & CHAMPAGNE BAR

An AA Rosette Award Winning Bistro and Champagne Bar that offers luxurious dining with a Mediterranean feel. Benefits from 100 covers with access to a terrace for that provides seating for a further 20 guests.



Guest Bedrooms

53 of the 57 en suite bedrooms are arranged within the main hotel with the remaining 4 bedrooms located opposite the outdoor heated swimming pool.

Some have balconies from which to take in the amazing sunsets .

Some have stand-alone roll top baths.

Some have dual aspect windows which provide panoramic views.

One thing they all have in common is that they're all incredibly chic, light and spacious with stunning views of the coast, harbour or Atlantic Ocean.

All rooms have large comfortable beds with super deluxe memory foam mattresses, 42" plasma television, complimentary toiletries, bathrobes, slippers, tea and coffee making facilities, hair dryer, telephone, mini safes and mini bars or fridges.

ROOM TYPE	NUMBER OF BEDROOMS
Sea View Double/Twin Suite with Balcony	7
Harbour View Double/Twin Suite with Balcony	4
Sea View Double/Twin Family Room	4
Sea View Double/Twin Superior Room with Balcony	3
Sea View Double Superior Room with Balcony	3
Harbour View Double Superior Room with Balcony	4
Superior Double Room with Balcony	4
Sea View Double/Twin Superior Room	9
Sea View Superior Double room	7
Superior Double Room	2
Sea View Classic Double Room	4
Sea View Classic Twin Room	1
Sea View Single Room	1
Poolside Double/Twin Superior Room	4
Total	57





Leisure & Spa Facilities

The Atlantic Hotel leisure facilities were refurbished in May 2016. The heated indoor pool offers a stunning view across the Atlantic

Ocean, accompanied by a hot tub, steam room, sauna, treatment room and changing rooms.

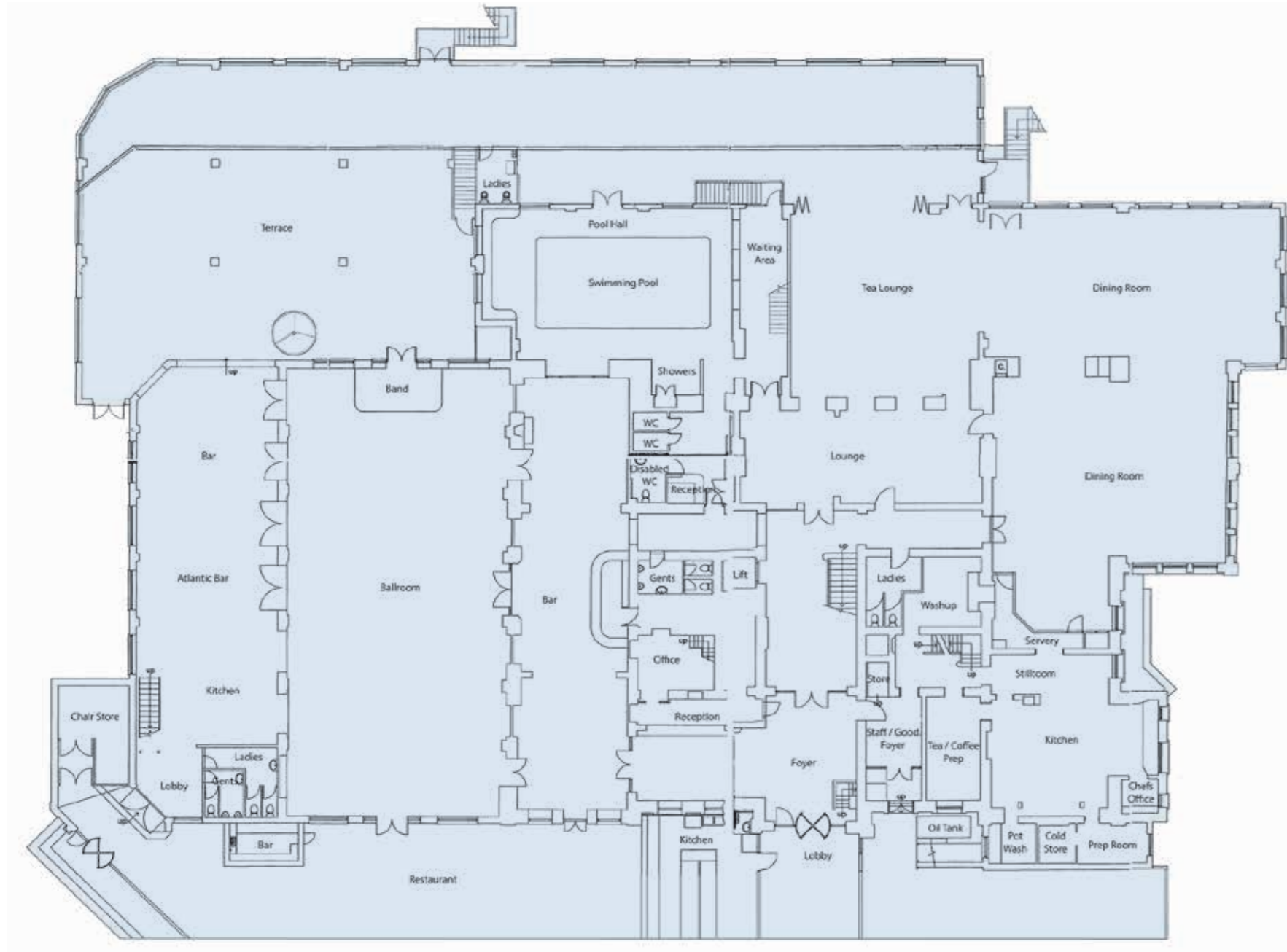


Atlantic Hotel



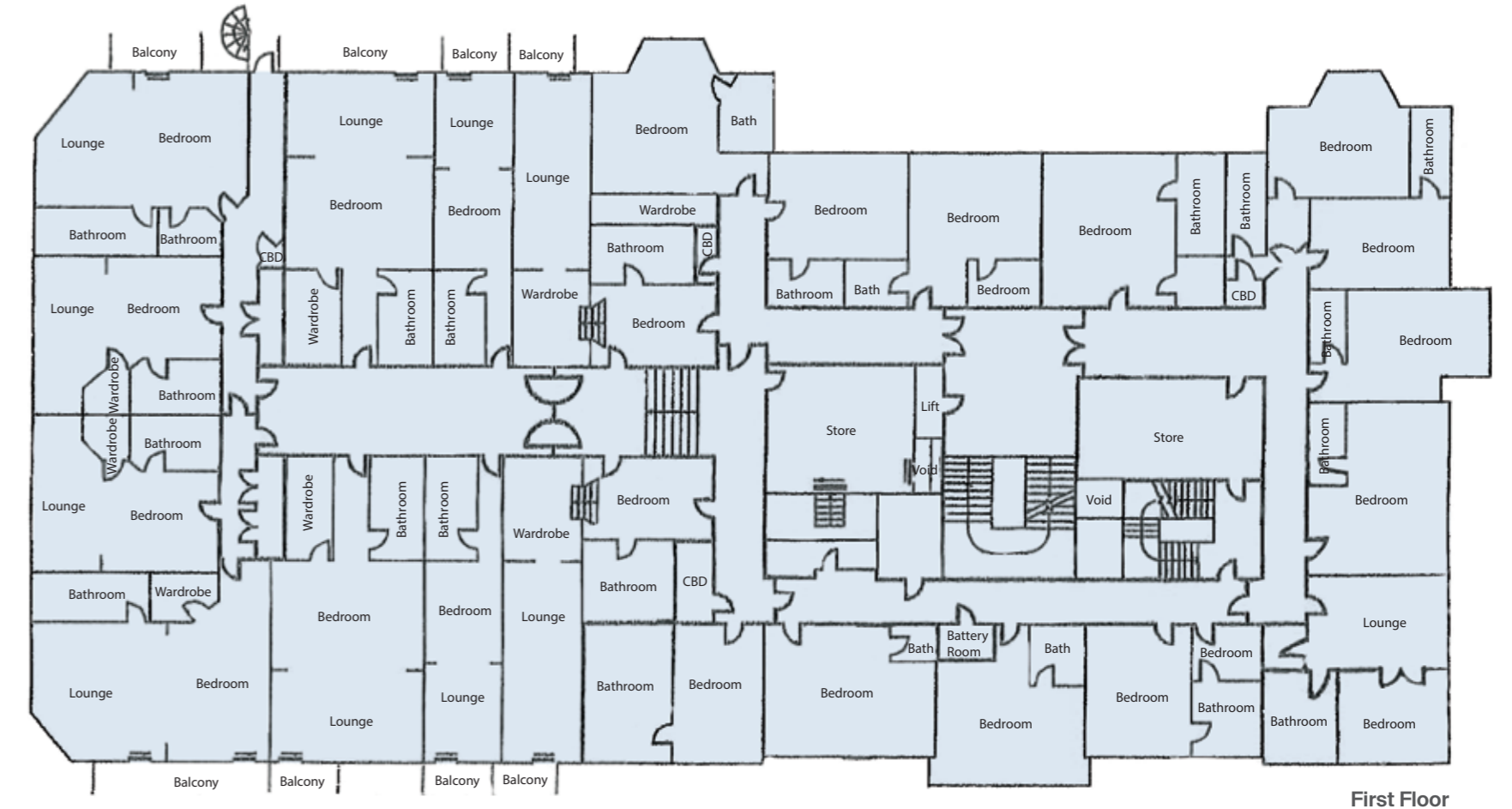
Newquay, Cornwall

Floor Plans

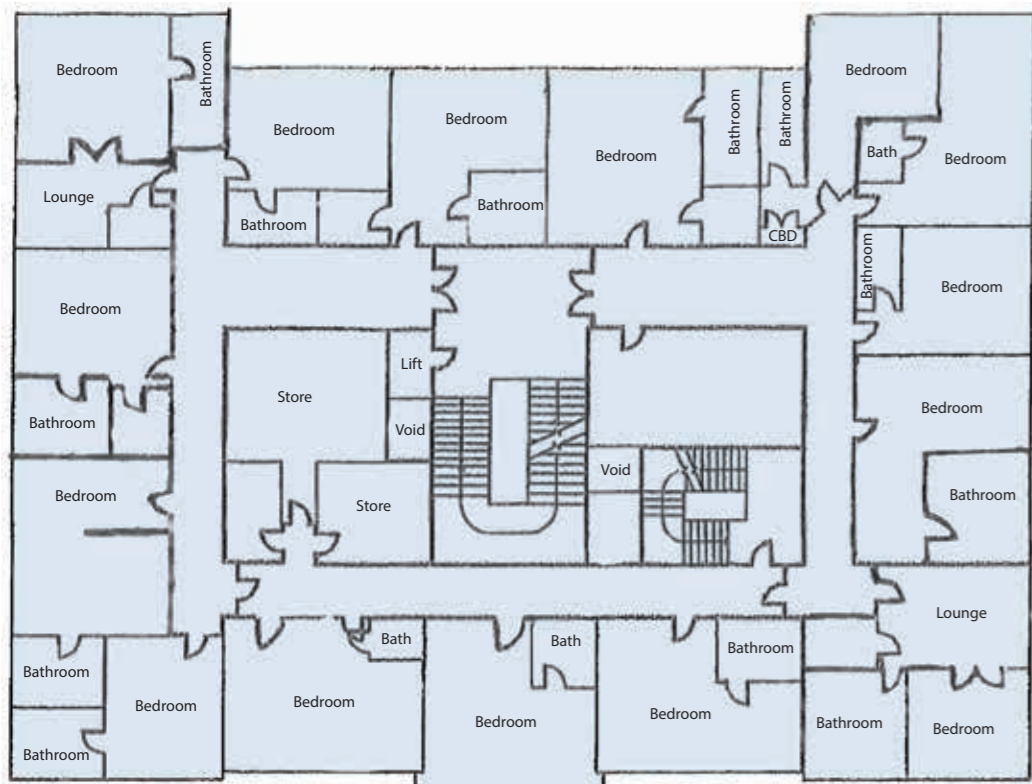


Ground Floor

N.B. Floor plans are not to scale and for illustrative purposes only

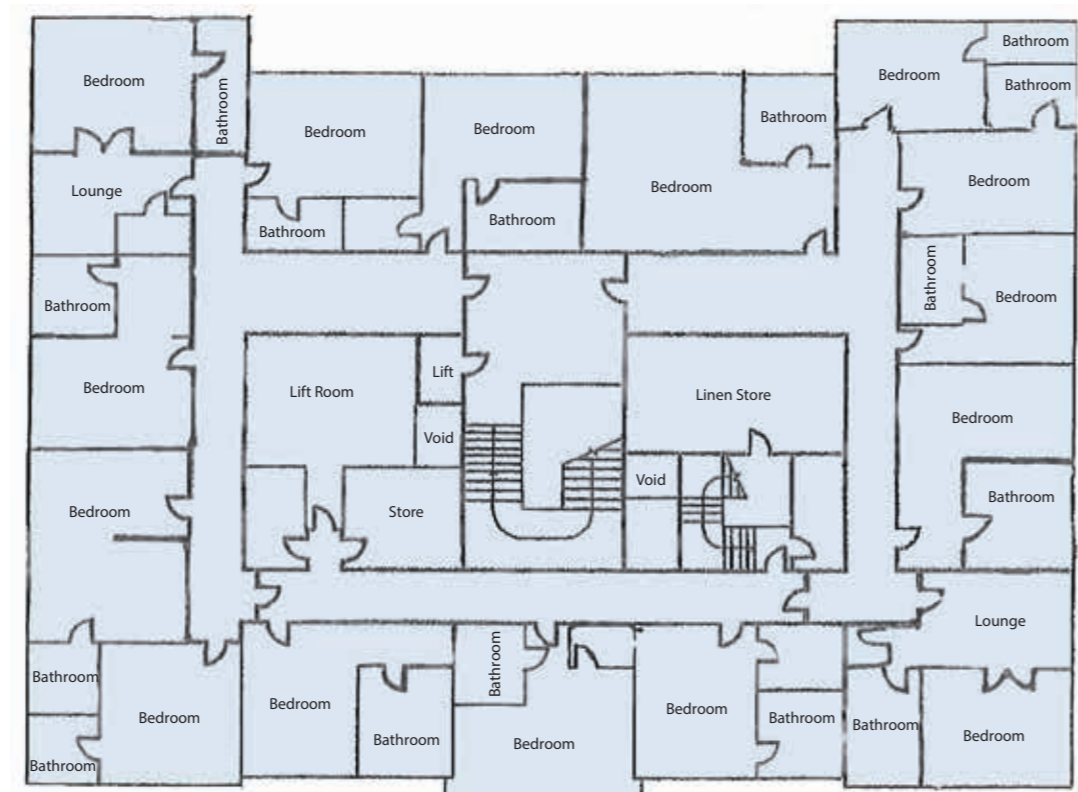


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Second Floor

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Third Floor

Atlantic Hotel



Newquay, Cornwall

The Apartments

Located overlooking the outdoor swimming pool and comprises two x 2-bedroom apartments with en suite bedrooms, bathroom and lounge/kitchen. One of the apartments

is currently used for staff accommodation and could be further utilised for guest accommodation.

Longshore Apartments

A detached building adjacent to the hotel in a site that measures 0.67 of an acre. The building comprises 15 apartments that are let on assured short-hold tenancies and benefit from 100% occupancy with private parking for each apartment.

The apartments benefit from 16 parking spaces and additional visitor parking.

A summary of the accommodation is as follows;

- 12 x 2-bedroom apartments
- 1 x 3-bedroom apartments
- 2 x 1-bedroom apartments

For further information please contact the owner's sole agent Knight Frank.



Atlantic Hotel Newquay, Cornwall

Gardens & Grounds

The hotels sits within a prominent elevated position in grounds that measure 9.5 acres extending to the foreshore. Surrounding the hotel by 360 degrees is immediate parking for 60 vehicles for hotel guests and the gardens and lawns are terraced and provide breath-taking sea views across the Atlantic coastline and Newquay itself.

Additionally there is a double garage adjoining the hotel.



Owners Accommodation

Located adjacent to the outdoor swimming pool the accommodation is arranged over two floors and enjoys breath-taking sea views and benefits from its own private garden. In brief, comprises; 3-bedrooms, open plan lounge/kitchen/dining room and bathroom.

Subject to the owners style of operation this accommodation could be further utilised for guest accommodation and will no doubt command high room rates for its unique setting.



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