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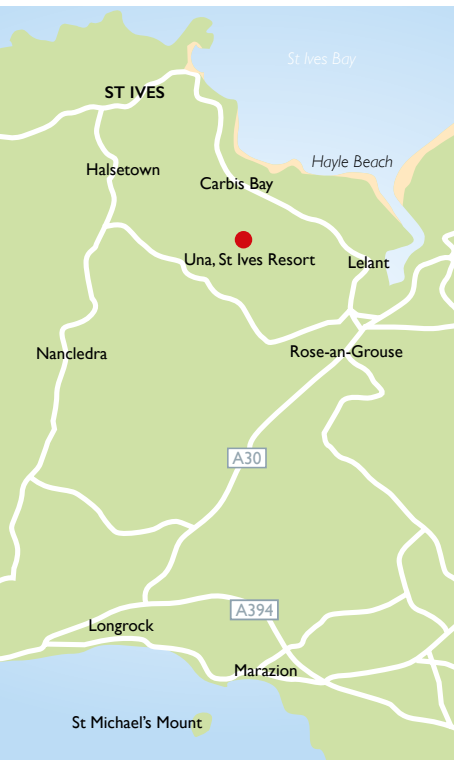
# THE CARBIS CLUB | UNA ST IVES RESORT

AN OPPORTUNITY TO PURCHASE A SUBSTANTIAL SPORTS AND LEISURE CLUB ADJACENT TO UNA ST IVES



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CARBIS BAY • ST IVES • TR26 3HW



## LOCATION

Una St Ives is set in one of the most picturesque destinations in the world. With its golden beaches, famous surf and beautiful harbour, St Ives is undoubtedly one of the UK's premium holiday spots.

The tranquil seaside town also boasts a rich art scene; with modern art exhibitions in the Tate St Ives Gallery and artworks in the Barbara Hepworth Museum and Sculpture Garden to name a few.

St Ives manages to both maintain the quaintness of cobbled streets and lanes and independent shops whilst capturing the atmospheric buzz of busy restaurants and cultural hot spots.

Una St Ives is located above the award winning village of Carbis Bay, which boasts crystal clear waters perfect for surfing, swimming or coasteering.





## ASSET OPPORTUNITY

The opportunity has arisen to acquire the prestigious Carbis Club located within Una St Ives Resort. Carbis Club is at the heart of the Una Development and offers facilities that attract custom from both occupiers of the Una site as well as residents of St Ives and beyond.

The club is currently trading on a scaled down basis whilst new owners are found. The offering includes gym and pool facilities, a spa menu and café offering light refreshments. The club boasts over 750 members and also welcomes non-members for spa treatments and day passes.





INFINITY POOL



SAUNA



STEAM ROOM



8-PERSON SPA POOL



SPA TREATMENTS



FITNESS GYM



RESTAURANT

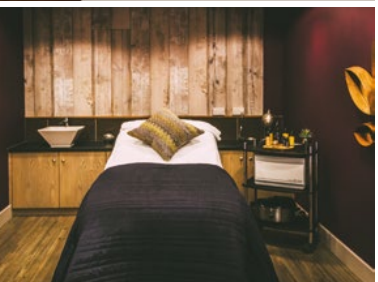
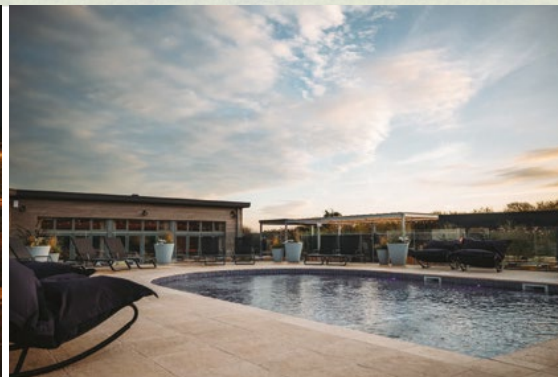


BAR

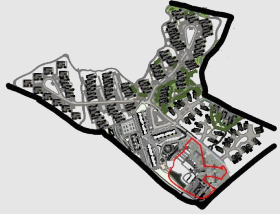
## FACILITIES

The Carbis Club benefits from some of the most modern resort facilities in Cornwall. Internally the building boasts a fully heated infinity pool, a sauna, a steam room and an 8-person spa pool. Four treatment rooms are available to book spa treatments which are complimented by a spa relaxation area and reception. A fully equipped fitness gym completes the facility, providing a full leisure experience to all visitors.

Externally the Lido comprises a 20M outdoor heated pool and separate children's pool set in relaxed aesthetics designed to help soak in the holiday vibes. Plenty of outdoor seating and converted cargo containers provide a modern food and drinks area. As well as the leisure facilities offered, the building also comprises a restaurant area and a modern kitchen. Currently capable of approximately one hundred covers, the area offers a bar, an imposing pizza oven and seating in a relaxed setting. A fully equipped commercial kitchen is attached enabling swift service to the restaurant and bar area.



# SITE PLAN



**Indicative Red line Freehold**

Area within red line boundary 5,875 sqm



REV.	DATE	DESCRIPTION	DESIGNER	CHECKER
1	21.10.2023	Prepared	OH	TH
2	23.04.2024	Updated to incorporate all plans	OH	TH
3	26.02.2024	Updated to reflect latest drawings	OH	TH

THE PLAN IS FOR INFORMATION ONLY  
 Not to be used for construction purposes

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## DEVELOPMENT STATUS

The opportunity also exists to retain and trade the rest of the Freehold development. When complete this luxury complex will rival the best in the UK and beyond, boasting some 800 guests and an estimated annual turnover of £15M.

There is currently planning for 122 lodges and villas and 55 one-bedroom apartments with additional leisure facilities although subject to planning permission this could be increased. In addition the Atrium offers spa and gym facilities, a pool and a restaurant and bar. Finally, the Lido adds two outdoor pools and a relaxed outdoor eating and BBQ area

The site is part complete, with 63 of the total plots having been sold on a long leasehold basis to third parties. Of these, 29 of the lodges and 5 villas are complete. The remainder include 22 plots sold in phase A and C, and 7 plots sold in phase E. These are held on a long leasehold basis by third parties with various stages of construction underway.

There are therefore 59 plots in the current planning permission that still sit within the site and are undeveloped. In addition, the site includes the location for the 55 one-bedroom apartment and facilities block which is in the early stages of development.



## PROPOSAL

We are delighted to offer to market the Freehold of **THE CARBIS CLUB**, Leisure Facility Building, UNA ST IVES RESORT which includes the entire Atrium and Lido complex providing opportunity for multiple income streams from memberships, leisure purchases, events and food and beverage sales.

Further information on the property and proposal can be found in our data pack which is available on request.

## EPC

The Atrium - B33  
Offices & Workshop Building - B42

## TERMS

We are seeking offers in excess of **£2,800,000** for the Freehold of **THE CARBIS CLUB**, Leisure Facility Building, UNA ST IVES RESORT.



## CONTACTS

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