



**LIZARD YOUTH HOSTEL, THE POLBREEN, LIZARD POINT, HELSTON,
CORNWALL, TR12 7NT**

To Rent By Tender, Rent Offers in Excess of £20,000 Per Annum Exclusive



OVERVIEW:

The National Trust is a conservation charity, established to protect and preserve places of historic interest and natural beauty for the nation to enjoy. They care for coastlines, historic buildings, countryside, and green spaces, for everyone, forever.

Locally, their work on the Lizard focuses on maintaining its extraordinary natural landscape, supporting biodiversity, and creating meaningful experiences for visitors and communities alike allowing everyone to be able to enjoy their places.

The National Trust are seeking a tenant for Lizard Point Youth Hostel who shares their values; someone with a passion for hospitality, a commitment to sustainability, and an appreciation for the uniqueness of this location. Whether you are a local business looking to grow or an experienced operator with a creative vision, the National Trust are seeking a collaborative partnership that enhances this remarkable place for all who visit.

LOCATION:

Located on the Lizard Peninsula at Lizard Point itself, with tourists year round this key point on the South West Coast Path has a National Trust run Wildlife Watchpoint as well as Lizard Wireless Station about a mile away alongside numerous cafes and restaurants both on Lizard Point and at Lizard Village.

The immediate area is a part of the Cornwall National Landscape famed for its bird and marine life including puffins, gannets, grey seals, basking sharks, and of course the highly renowned Cornish Chough. Kynance Cove is within easy walking distance.

Helston is located some 12 miles to the north, with access on the A394 west to Penzance and east to Falmouth and onwards to Truro, Cornwall's main administrative hub and city.

DESCRIPTION:

This former Victorian hotel is one of the southernmost buildings in England. Its special peninsula location means there are fabulous sea views, beachcombing, walking and unique wildflowers so it's a popular location – perfect for an activity break in Cornwall or seaside holiday. Kynance Cove is within easy walking distance and the hostel is a good base for walking and birdwatching holidays. Most recently operating a youth hostel under the YHA umbrella offering modern self-catering accommodation and boasting beautiful grounds, it is the perfect business venture in waiting for a new motivated operator. There is also a franchise opportunity with the YHA which can be discussed with interested parties.

SCHEDULE OF ACCOMMODATION:

Ground Floor: 3 x en-suite rooms

Kitchen, Dining Room seating up to 27 people,
Lounge seating up to 17 people

First Floor: 5 x rooms; with shared WC facilities

Outside is a substantial enclosed, gated garden providing benches, picnic tables and a cycle store, to which guests have full access.

SERVICES:

We understand that mains electricity, water and private drainage are connected to the property, however these services have not been tested by the Landlord or agents. Interested parties should make their own enquiries.

VAT:

All the above figures are quoted exclusive of VAT.
VAT is payable on the rent.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £8,400 effective 1 April 2026.

On the ground floor two self-contained units are both Council Tax Band A: these units could be retained for onsite staff, or used for additional self-catering.

ENERGY PERFORMANCE CERTIFICATE:

The EPC for this property is D (87)

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

TENURE / LEASE TERMS:

On behalf of the National Trust we are instructed to seek offers via an informal tender to obtain the lease on this rarely available property.

Rent is offered in excess of £20,000 per annum and there will be a turnover rent of 10% levied.

Further details are available upon request.

The Landlord will anticipate a minimum commitment of 3 years. Please put forward the details of the lease length you require in your tender.

The new lease is anticipated to commence in early April 2026.

FRANCHISE OPPORTUNITY:

In addition to the Lease, there is the opportunity to enter into a franchise with the Youth Hostel Association. See details at the end of this brochure.

TENDER DEADLINE:

Offers to take on the premises to be submitted to the agent by 17:00 on Thursday 12th March.

VIEWING AND CONTACT INFORMATION:

For further information or to arrange a viewing please contact sole agents Miller Commercial to inspect the property on either:

Wednesday 25th February 13:00 - 15:00

Thursday 5th March 16:00 - 17:30

Prior inspection is essential for any tender to be considered. The National Trust will interview prospective Tenants prior to accepting any offer.

Please contact either:-

Jonny Bright on 01872 247022

Email jb@miller-commercial.co.uk

Tom Smith on 01872 247013

Email ts@miller-commercial.co.uk







Lizard Point Youth Hostel, The Lizard, Helston, TR12 7NT

Approximate Area = 4297 sq ft / 399.2 sq m

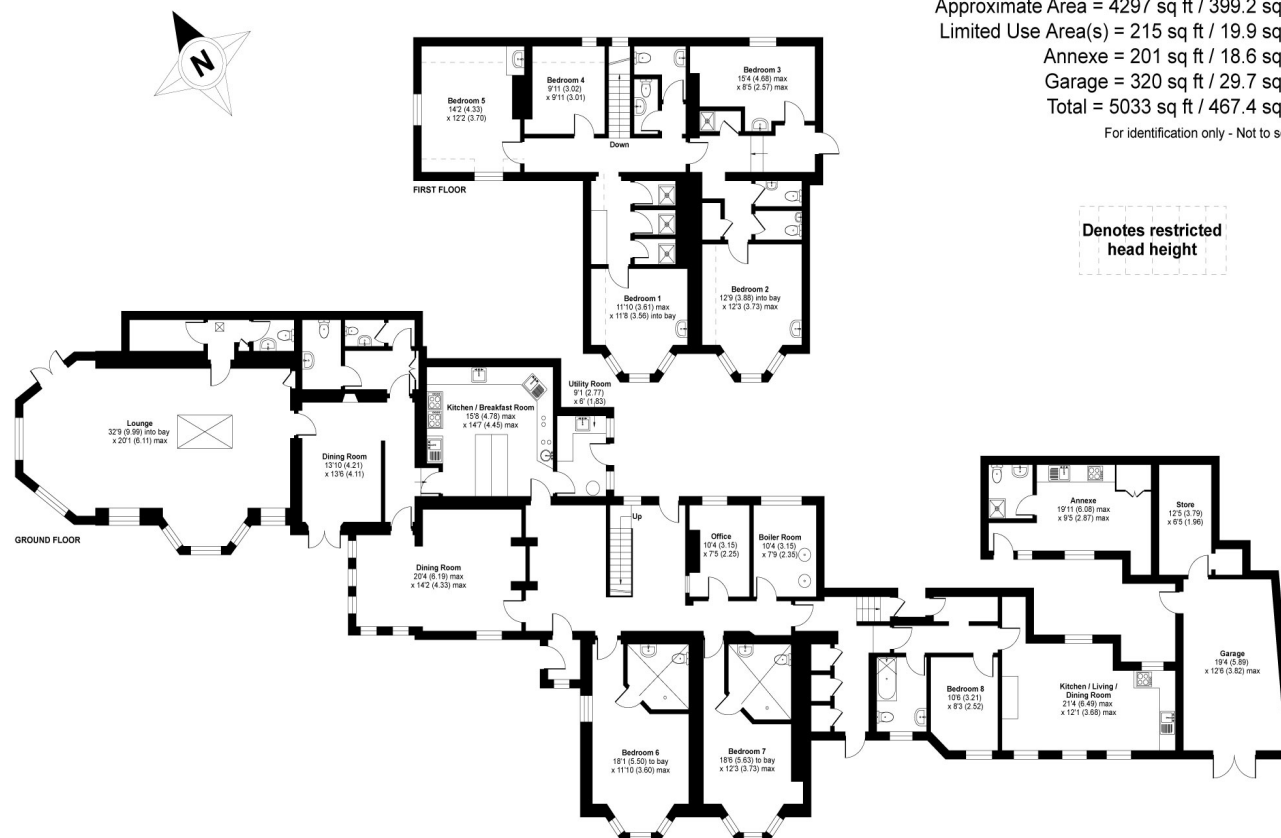
Limited Use Area(s) = 215 sq ft / 19.9 sq m

Annexe = 201 sq ft / 18.6 sq m

Garage = 320 sq ft / 29.7 sq m

Total = 5033 sq ft / 467.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Miller Commercial LLP. REF: 1396256

AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is 2 Old Bridge Street, Truro, TR1 2AQ. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39



EG Radius Leaderboards

Miller Commercial

YHA

Partnership



Partnering for success

HEART values



Helpful



Efficient



Authentic



Respectful



Team-spirited

We are YHA

YHA is a leading social enterprise with a 95-year history of making travel and adventure accessible to all. A charity on a mission to enrich the lives of all, but especially young people, and improve physical health, mental wellbeing and life skills through the experiences we create.

Since 1930, YHA has operated a unique network of modern hostels throughout England and Wales – a community of shared spaces, open to all and for the benefit of everybody.

Through our hostels we connect people to each other, to nature, the outdoors, culture and heritage, providing inclusive adventures, in extraordinary buildings, and in amazing places.

With its shared spaces and places, hostelling is a model for sustainable tourism, both in England and Wales and abroad.

The international hostelling community has a long history of running hostels in partnership with entrepreneurs and organisations with strong links to the communities they live in. If you share our values and vision, and seek an exciting and rewarding business opportunity that balances profit with social purpose, read on.

How we help your business succeed



Advice & expertise

We will use our expertise gathered over 93 years of successful hostel operation to advise and assist with all aspects of hostel operation and business development.



Product and service development

We work with you to expand your offer to customers and to serve them better, with access to our purchasing power and support in product and customer service quality business development.



Marketing

We will help you to build and manage your online presence to maximise traffic and bookings, support you in presenting a consistent brand image, and help you reach a large and loyal UK and international customer base of families, individuals and groups.



Sales support We provide an online bookingsystem as well as a knowledgeable central booking team, available to answer customer queries, convert booking enquiries, and provide excellent pre and post sales support. We provide support with revenue, yield and bed stock management



Systems and technology

We provide a fully maintained, secure and supported technology (YHA IT in a box), that enables you to manage your bookings and rates to aid the successful running of your business.

Further National Trust YHA Franchise details available on request.

