

Freehold For Sale

Established and Highly Profitable 7-Bed
Guest House

- Set just a short walk to the beach
- Immaculate guest house with 7-en suite letting rooms
- Spacious 1-bed owners' accommodation
- Highly profitable business with profits of £50,000+
- Refurbished to very high standards throughout
- A brilliant turnkey business
- EPC rating C

Freehold Price: **£425,000** Guide Price



Kethla House

Kethla House, 33 Belgrave Road, Torquay, Devon, TQ2 5HX

Ref: CD-20196

Summary

Kethla House is ideally positioned within one of Torquay's most established and sought-after guest house locations. The property is within easy walking distance of the Riviera International Conference Centre, Torquay seafront and town centre, and benefits from excellent access to local amenities, with a strong mix of complementary hospitality businesses close by.

Forming part of an attractive Victorian terrace, Kethla House has been refurbished to an excellent standard while retaining many original period features and is operated as a highly successful and profitable guest house.

The business enjoys consistent turnover in excess of the VAT threshold, with net profits more than £50,000 per annum, making this an outstanding opportunity for both lifestyle purchasers and commercially focused investors.

The property briefly comprises 7 well-appointed en-suite letting bedrooms, together with a welcoming breakfast room, fully equipped kitchen and spacious owner's accommodation set over the lower ground floor.

Externally, the property benefits from a private rear parking area for up to three vehicles, with an attractive patio area to the front providing additional guest appeal. Further features include full central heating, double glazing and a recently installed boiler.

The delightful guest letting rooms, offering a range of Family, King, Twin and Double options, are all presented to a high standard and include complimentary Wi-Fi, mini fridges, flat-screen TVs, and tea and coffee making facilities.

Internal Details

Accessed from Belgrave Road, the main door leads into the inner lobby which brings you into the beautiful, ground floor hallway which features high ceilings, original stairwell and information station, doors to....

Room 1- (16'x 14') A beautiful light and airy superior king family room with aspects over the front patio area, en-suite shower.

Room 2- (14'x 13') Situated off the ground floor lobby, a highly accessible Superior Double/ Twin Room, en-suite shower room off.

To the rear of the ground floor lobby is a guest WC and door to dining area...

Dining area- (20'x 11') A beautifully decorated breakfast room with corner bar servery and tables & chairs for all guests. The dining area has a private door leading to the private small courtyard, and a further door to the rear.

Kitchen- (16'x 5') a well-equipped domestic kitchen with 5-pan gas range and plenty of storage space. Door to the rear utility room, and inner storage area with boiler.



Half lobby landing giving access to....

Room 3- (10'x 9') Double Room with en-suite shower.

Room 4- (10'x 9') Double Room with en-suite shower.

Stairs to first floor landing with access to...

Laundry storage cupboard off the landing.

Room 5- (13'x 13') A characterful family room with King Double and bunk beds with en-suite shower.

Room 6- (15'x 10') Superior Double room with en-suite shower

Room 7- (11'x 8') Double room with en-suite shower.

Owners' accommodation

Situated off the ground floor lobby, stairs down to....

Sitting room- (20'x 12') a large sitting room with door to the small courtyard with steps to the guest dining area.

Bedroom- (18'x 12') Large double bedroom with wardrobes, window box and large en-suite bathroom.

External Details

To the front of Kethla House is a lovely patio area with resin floor and mature boundaries.

To the rear, is a useful utility area (11'x 8') and gate to the rear parking area which can see parking for (3) vehicles.

The Business

Owned and operated by our clients since their purchase in 2022, in their time at Kethla House, the property has seen a great deal of investment with all letting rooms recently decorated with new furniture throughout, all rooms and guest area are now presented to very high standards.

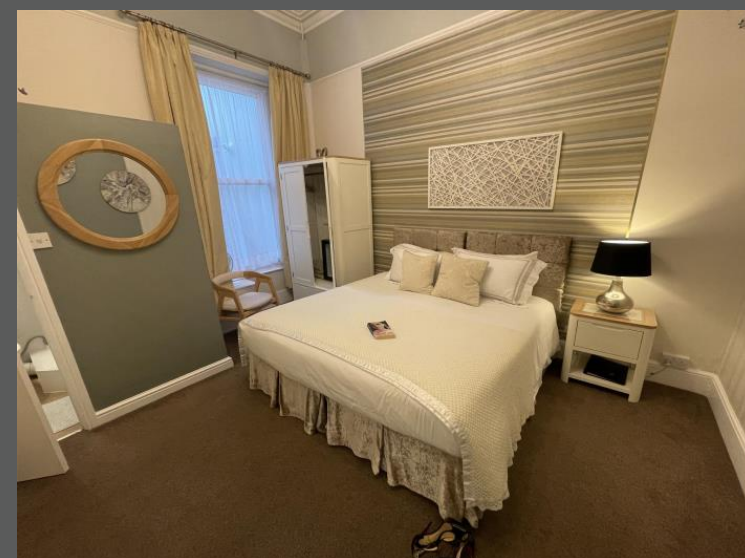
With the upgrades to the property, and indeed all letting rooms, the results have seen the business grow from strength to strength, with Kethla House now enjoying 4.9* TripAdvisor reviews, 9.6/ 10 booking.com based on nearly 700 reviews over the past three years and 5* English Riviera reviews. Kethla House also benefits from an excellent website, with direct booking functionality.

The business trades for approximately 10 months across the year, and reports very steady levels of turnover (in excess of the VAT threshold) with NET profits more than £50,000 Pa.

After many happy years at Kethla House, our clients are looking to focus on their growing property portfolio, providing an excellent opportunity for a purchaser to take over a thriving business, with strong profits and cosy owners accommodation.

Business Rates

Current valuation as registered on the 2026 rating list is £9,000. We are advised that the business enjoys full rates relief.



Trading information

Whilst full trading figures will be released following success viewings, we are able to confirm outline 2024 figures- which saw a turnover of £99,333 (net of VAT), GP of 69% and adjusted NET profits in the region of £56,658.

Tenure

Freehold, with a guide price of £425,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Charles Darrow. Viewing strictly by appointment only.

Services

We are advised all services are connected including gas.

Stock at Valuation

If applicable, Stock is to be purchased at valuation on the day of completion, in addition to the purchase price.

Viewing

No direct approach may be made to the property, for an appointment to view please contact the agent.

Anti Money Laundering Regulations

Under the new Money Laundering regulations [http://www.legislation.gov.uk/ukxi/2017/692/content s/](http://www.legislation.gov.uk/ukxi/2017/692/content/s/) made we are required to obtain formal identification for all parties involved in a property transaction. The checks must be completed before terms are issued to solicitors. Your assistance would be appreciated in this regards.

Fire Risk Assessment

In accordance with the Regulatory Reform (Fire and Safety) Order 2005, we have assumed that an adequate Fire Risk Assessment has been carried out.

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

Solicitor Costs

Each party to bear their own legal costs incurred in the transaction.



To arrange a viewing please contact:

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