

Freehold For Sale

Established Seven-Bedroom Guest
House in the Heart of Torquay

- Popular location being a short walk to the seafront
- 7-well-presented en suite lettings rooms
- 2-bed owners' accommodation
- Private parking to the rear
- Front terrace seating area
- Profitable business with room for growth
- EPC rating C



Summerlands Guest House

Freehold Price: **£389,950** Guide Price

Summerlands Guest House, 19 Belgrave Road, Torquay, Torbay, TQ2 5HU

Ref: CD-20194

Summary

Summerlands Guest House occupies a prime position in the heart of Belgrave Road, just a short walk from the Riviera International Conference Centre, Torquay seafront and the town centre. The property enjoys excellent access to a wide range of local amenities and is surrounded by a strong mix of complementary hospitality and leisure businesses.

Since rising to prominence in the 19th century, Torquay has evolved into a vibrant and cosmopolitan coastal destination, renowned for its nine sandy beaches, lively harbourside and attractive marina. The area offers an appealing blend of pavement cafés, independent boutiques, restaurants and bars, making it a popular year-round destination for visitors and residents alike.

Forming part of an elegant Victorian terrace, this attractive guest house is arranged over four floors and currently provides seven well-presented en-suite letting rooms along with a dedicated breakfast. The spacious owner's accommodation is located on the lower ground floor and includes a kitchen, lounge and two bedrooms.

To the rear of the property is a useful utility and storage area, together with private off-road parking for approximately three to four vehicles. To the front, a charming, terraced patio provides an inviting outdoor space for guests.

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....

Guest Breakfast room (14'x 13') A light and airy room with aspects over the front patio area, tables and chairs for all guests with corner servery station.

Room 2- (14'x 11') Situated on the ground floor, a spacious double room with aspects to the rear of the property, en-suite shower.

First floor-

Half landing with WC, rising to first floor lobby...

Room 3- (16'x 11') Deluxe double room with en-suite shower, rear facing.

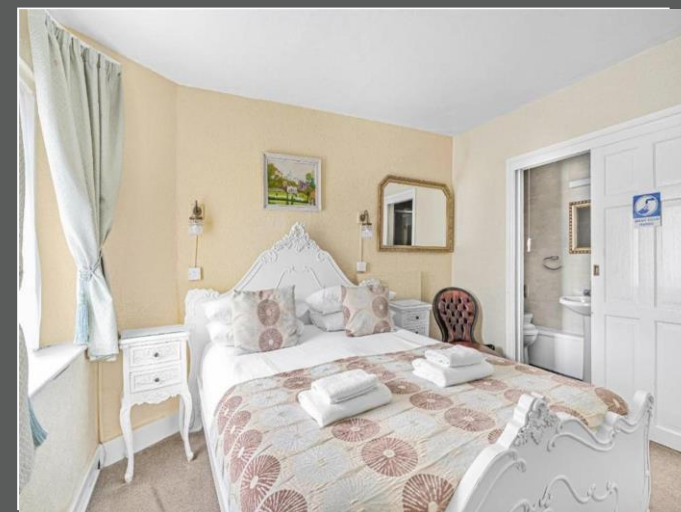
Room 4- (14'x 11') Front facing family room with a double & single bed, en-suite shower.

Room 5- (11'x 7') Double room with en-suite shower, front facing.

Second floor-

Room 6- (11'x 10') Double letting room with en-suite shower, rear facing.

Room 7- (16'x 10') A front facing twin room with 2 single beds, en-suite shower.



Room 8- (7'x 24') Family room with a double and single bed, en-suite shower, front facing.

Owners' accommodation

Situated across the lower ground floor, lobby gives access to....

Kitchen- (16'x 9')- domestic kitchen with 5-pan gas range and double oven under.

Bedroom- (15'x 10') Double room with en-suite bathroom off. This room has plans in place to install a window box, which will bring natural light into the room.

Bedroom- (14'x 6') Compact double room with en-suite shower.

Owners lounge- (14'x 10') A spacious lounge with rear extension (14'x 6')

External Details

Fronting Summerlands is a tiered patio area with guest seating.

To the rear of the owner's lounge, and via an external door, access to the utility room and storage area, with gate to rear parking for approximately 3-4 vehicles.

Accounting information

Full trading figures will be made available following a successful viewing.

The Business

Owned and operated by our clients since 2020, in their time at Summerlands Guest House, the property has seen a rolling program of refurbishment works, with all guest rooms and breakfast room presented to a good standard. The business enjoys good online reviews, with a 4.6 TripAdvisor rating, around 9/ 10 booking.com and 4* English Riviera reviews.

The business trades for approximately 8-months across the year and traded very much as a lifestyle with steady levels of turnover and profit.

After many very happy years at Summerlands Guest House, our client is looking to sell the business due to a desire to travel. The opportunity provides an exciting opportunity for a buyer to take on a great guest house in a brilliant position, with a strong business at its heart.

Tenure

Freehold, with a guide price of £389,950 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.

Business Rates

Current valuation as registered on the 2026 rating list is £5,600, client has reported they receive full rates relief.



Services

We are advised that all main services are connected including gas.

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/> 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 regard.



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.

Charles Darrow supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to www.leasebusinesspremises.co.uk for further information. Charles Darrow for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

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SUBJECT TO CONTRACT

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