

## Freehold

### Outstanding Seaside Boutique Small Hotel

- Seven beautiful en-suite letting rooms
- Recently fully refurbished 1/ 2 bed owners accommodation
- Renovated throughout to a very high standard
- Superb online reviews and much repeat business
- Situated just minutes walk from the beach
- Robust turnover and NET profits
- On site parking and further allocated spaces
- EPC rating C



St. Weonards Hotel

St. Weonards Hotel, 12 Kernou Road, Paignton, Torbay, TQ4 6BA

Ref: CD-20129

## Summary

St Weonards Hotel is situated in a primary trading area in Paignton with easy access to the sea front.

Paignton is part of Torbay and is particularly well known for being an outstanding tourist destination with attractions such as beautiful beaches, a traditional harbour and pier and Paignton Green which is the location of many of Paignton's annual events, including the Torbay Air Show and Regatta.

Torbay has seen a huge investment program in recent months culminating in increased transport links to Newton Abbot as part of a wider re-generation program which has seen a hive of activity from single, multiple and corporate operators now investing in the area.

Paignton is accessed from the M5 via the A380 and the A3022, with Newton Abbot 9 miles North West, Totnes 7 miles West, Plymouth 40 West and Exeter 31 miles to the North.

## The Property

St Weonards is a pretty, terraced property which has seen a full, high quality refurbishment programme by the owners since they purchased in 2017. The property briefly comprises 7 en-suite letting rooms, breakfast room, open plan kitchen and lounge space with yard area, owners en suite bedroom and a further child's room with separate shower/ wc. Fronting St Weonards is private parking for 2 vehicles,

and rear access via a service lane.

## Internal Details

Entrance from front car park via a glazed door with inner lobby door giving access to...

Ground floor lobby with door to....

Breakfast Room/Dining Room- (17'x 14') Tables and chairs for 14 covers, breakfast bar, large bay window to front.

Door to owners accommodation and stairwell too....

Room 3- (13'x 11') Family room with a double bed and full size bunk beds, corner sink and en-suite shower/ WC.

Room 2- (16'x 9') King size double room with large en-suite shower/ WC.

Room 1- (10'x 7') Large single room with corner sink and separate bathroom with WC.

Room 5- (11'x 9') Double room with en-suite shower/ WC

moving up to the second floor...

Room 10- (10' x 10') Twin/ double room with separate washroom with shower/ WC.

Room 9- (12' x 10') Double room with en-suite shower/ WC.

Room 7- (14'x 12') Family room with double bed and





bunk beds, en-suite shower/ WC.

Room 6- (10'x 6') Currently used as a linen store room, however potential for a further single letting room benefiting from a corner sink.

### Owners accommodation-

Situated on the ground floor, and off the main lobby....

Outer and inner door lobby giving access to recently fitted kitchen (13'x 10') and open plan access to the owners lounge (14' x 12') with corner office area.

Corridor with full built in storage gives access to a small child's bedroom (8' x 5') with seperate shower/ WC and to the end of the corridor, the owners main bedroom (9'x 9') with newly installed en-suite shower/ WC.

Off the kitchen is access to the rear courtyard, a rear suntrap- with access to rear lean to storage and access gate to the service lane.

### External Details

St Weonards benefits from (2) vehicle parking spaces to the front, and a enclosed courtyard garden to the rear with storage.

### The Business

Owned and operated by our clients since 2017, in their time they have invested heavily into St Weonards, which is evident with the high-quality

letting rooms, and beautiful owners accommodation.

The business, which trades seasonally has a solid online reputation including a 5\* rating on TripAdvisor along with a 9.5/10 rating on Booking.com. Enjoying a good mix of double, family, twin and single rooms, all of which are dog friendly, means the hotel continues to receive high quality reviews and enjoys a great deal of repeat business.

Clients are now looking to purchase a public house in the area, so will be passing on a superb, turn-key business within excellent trading figures.”

### Licence

The property has a Premises Licence granted by the relevant local authority. It is a requirement of the Licensing Act 2003 that properties serving alcohol have a designated premises supervisor who must be the holder of a Personal Licence.

### Stock at Valuation

If applicable, Stock is to be purchased separately, at valuation on the day of completion.

### 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/uk/si/2017/692/content/sf> 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.

## Tenure

Freehold- with a guide price of £399,950 to include fixtures, fittings and goodwill. Stock at valuation in addition.

## Trading information

Full accounting information will be available to bona fide applicants.



To arrange a viewing please contact:

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