

Freehold

Impressive 8-bed leisure premises for sale

- Situated in Torquay, an easy distance to the seafront
- Former Guest House with existing Leisure use
- 1/2 Bed spacious owners' accommodation
- Ample guest parking
- A grand property in fantastic order
- Super opportunity to open as a guest house, Air B&B or home with income
- EPC rating C



Hotel Iona

Freehold Price: **£549,500 Asking Price**

Hotel Iona, 5 Cleveland Road, Torquay, Devon, TQ2 5BD

Ref: CD-20129

Summary

Hotel Iona is situated in a peaceful, tree lined street within easy walking distance to the seafront, and close to local amenities, tourist attractions and, in easy reach of local bus stop and train station.

Torquay is the largest of the three towns, which make up the popular holiday region of Torbay. Affectionately known as the English Riviera, Torquay is renowned for it's excellent climatic conditions. Since it first became popular in the 19th Century, Torquay has grown into a cosmopolitan town with many modern attractions and nine sandy beaches. Torquay has a bustling harbourside and marina with an array of pavement cafes, stylish boutiques, restaurants, and bars.

The Property

A well-presented detached property laid out over 3 storeys under a pitched tile roof with a painted render finish. Well positioned in a circa 0.15 acre plot, the property briefly comprises 8 en-suite letting rooms, dining area, guest lounge, commercial kitchen, generous 1/2-bedroom owner's accommodation with further play-room on the first floor. Established borders surround this grand property, which has ample parking for guests.

Internal Details

Approaching from car park through a glazed door into a reception area with comfortable seating and reception desk, leading into...

Guest lounge area- a comfortable space perfect for guests to lounge prior to vacating

Steps off guest lounge to conservatory dining space- tables and chairs for circa 16, with patio doors out to an enclosed courtyard.

Main Hallway – staircase to upper floors, with principal doors on the ground floor leading to...

Kitchen- (17'x 8') a very well-equipped kitchen with a range of commercial kitchen items along with full extraction.

WC to the end of the corridor.

External door leading to the rear of the property.

Private Owners Accommodation

Off main hallway, access to a large open plan room (22'x 17')- (formerly 2 rooms) giving a lovely owners lounge area along with dining space. Fronting the car park is a snug/ library area and a further space utilised for an office.

Across the from the dining area is a shower room and toilet, and door into an owner's bedroom. The bedroom (12'x 10') is currently used for storage with floor to ceiling wardrobes.



First Floor

Original grand stairwell give access to the first floor with 4 letting rooms, along with a further room utilised by the owners, currently a day room/ playroom (20'x 12') with WC,

Room 5- (13'x10') Twin/ Double room with en-suite shower.

Room 6- (14'x 11') Large Double room with en-suite bathroom, and access to private terrace.

Room 7- (15'x 12') Large Double room with en-suite shower, access to balcony.

Room 8- (11'x 10') Four-Poster Double with en-suite bathroom.

Second Floor

Room 1- (10'x 9') Twin/ Double room with separate dressing room, en-suite shower.

Room 2- (15'x 13') Large Double with en-suite shower.

Room 3- (13'x 13') Large Double with en-suite bathroom.

Room 4- (13'x 10') Double room with en-suite shower.

External Details

Fronting Hotel Iona is a tar-mac driveway and parking, along with access to the side of the property which houses a few out rooms, largely used for storage, and a boiler house.

Off the conservatory, is a pretty courtyard garden.

The Business

Owned and operated by our clients since 2018, Hotel Iona has, in recent years, been run as a home with income, rather than a fully trading guest house.

The decision to run "Iona" with a greater focus on Air B & B is purely down to the owners, who wished to have a relaxed way of life and enjoy the property and the location without running a full guest house operation.

Any owner operated, (should they wish to do so) could comfortably revert, and trade as a guest house, or indeed, could continue to enjoy the flexibility of a home with income as it is at present.

Our clients are now looking to relocate back to Europe, leaving behind a beautiful home and great income.

Business Rates

Current valuation as registered on the 2017 rating list is £9,200.



Tenure

Freehold, with a guide price of £549,500 to include fixtures, fittings, and goodwill. 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 that all main services are connected.

VAT

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

StockatValuation

If applicable, stock is to be purchased separately and 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.

Solicitor Costs

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

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.





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.leasebusinesspremis.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:

- 1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract;
 - 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them;
 - 3) No person in the employment of Charles Darrow has any authority to make or give any representation of warranty in relation to this property.
- SUBJECT TO CONTRACT

To arrange a viewing please contact:

James Sanders
Associate Director

01626 330022
07599 016151

james.sanders@charlesdarrow.co.uk

South Devon Office

01626 330022
12 St Paul's Road,
Newton Abbot,
TQ12 2HP

