

Freehold- For Sale

Charming Highly Rated 6-Bed Guest House in Torquay

- First time on the market for over 20 years
- Highly rated guest house with an abundance of Character throughout
- 6- immaculate en-suite guest letting rooms
- Spacious 2/3 - bed owners' accommodation
- Just a short walk to the seafront
- Fantastic turnkey business with consistent turnover
- EPC commissioned



The Baytree

The Baytree, 14 Bridge Road, Torquay, Devon, TQ2 5BA

Ref: CD-20152

Freehold Price: **£549,950 Guide Price**

Summary

The Baytree Guest House is a charming and elegant Guest House located in the picturesque town of Torquay, set within the English Riviera. This Victorian property has been lovingly restored over the years to its former glory, combining an array of original, period features with modern home comforts.

As you approach The Baytree, you are greeted with an inviting facade and plenty of guest parking- all within easy access to nearby attractions including the bustling Harbourside with its world class marina, which is lined with bars and restaurants, along with Torquay's stunning coastline including sandy beaches, tucked away coves and breathtaking Southwest Coast Path all just a short walk away.

Torquay is the largest of the three towns, which make up the popular holiday region of Torbay. Known as the English Riviera, Torquay is renowned for its excellent climatic conditions. Since it first became popular in the 19th Century, Torquay has grown into a cosmopolitan town attracting thousands of visitors every year.

The Property

A beautiful semi-detached property set over 3 stories, this established guest house, which has been in the same ownership for over 20 years briefly comprises reception lobby with two ground floor, en-suite letting rooms, private lounge and guest breakfast area with kitchen and utility to the rear.

Over the first floor with split landing is a further four, en-suite letting rooms with the owners two/three - bed accommodation being over the lower ground floor.

The Baytree benefits from a pretty terrace seating area, courtyard garden and guest parking.

The property has been extensively refurbished over the years and is presented to the highest of standards and tastefully decorated throughout.

Internal Details

Entering from the car park, and progressing up the side steps to the courtyard garden, traditional front door leading to an inner vestibule and ground floor lobby, with doors to...

Room 1 (16' x 9') beautiful ground floor Superior King Double with en-suite shower, with aspects over the front of the property.

Owner's lounge (13'x 12') a very comfortable sitting area with large bay window looking over the car park.

Room 7 (14'x 10') Superior King/ Twin room with en-suite shower. With aspects out over the courtyard.

Ground floor WC and shower.

Guest breakfast room-(16'x 11') a room with plenty of character, wooden tables, and chairs seating 12 guests comfortably. Off the breakfast room is the kitchen...



Kitchen (14'x 9') a well laid out domestic kitchen with commercial appliances and ample storage. Off the Kitchen is a useful utility area (8'x 4') with room for tumble dryer and washing machine, along with Fridge/ freezer space. The utility room benefits from a door out to the courtyard.

First floor

Stairs to a half landing and access to...

Room 2 (17'x 9') Super King Room with en-suite shower. With aspects over the courtyard.

Rising up to the first-floor landing....

Room 3 (15'x 10') Standard Double with en-suite shower, aspects over the courtyard.

Room 4 (17'x 9') Standard Double with en-suite shower, aspects over the courtyard.

Room 6 (16'x 13') Deluxe King/ Twin Room with en-suite shower, front facing.

All guest letting rooms have been decorated to the highest of standards and all provide amenities including tea & coffee making facilities, TV, and fridge.

Owners' accommodation

The owners currently use the private lounge on the ground floor, with access to the lower ground floor providing....

Lower ground floor lobby (11'x 5') currently utilised as an office and storage.

Master Bedroom (12'x 10') Double room with window box facing towards the sun terrace.

Bedroom 2 (12'x 7') Compact double with front facing window.

Bedroom 3/ Sitting room (12'x 7') currently used as a second sitting area, however, could provide a further bedroom if needed.

Both room 2 and room 3 have private outside access and could be used for additional letting accommodation.

Family bathroom (10'x 4') with WC, bath and up and over shower.

External Details

The Baytree Guest House is accessed off both Rowden's Road, and Bridge Road- approaching from Bridge Road, gate access to the internal courtyard.

Accessed from Rowden's Road, private parking for 3- 4 vehicles and side steps giving access to a sun terrace and further steps up to the courtyard.

The Business

Owned and operated by our clients since they purchased in 2002, in their time of ownership, The Baytree has been fully refurbished to now offer guests a homely welcome to their conveniently located guest house.

The business, which trades throughout the season, and closes between November- March, gives the owners a superb lifestyle business which has also been their home for 22 years!



The Baytree has continued to excel with a great focus on customer service and ensuring all guests have a memorable stay, resulting in continued high reviews and currently enjoying a 5* TripAdvisor rating, 9.6/10 on booking.com and 5* rating on Englishriviera.co.uk.

After 22 years at the helm, our clients have now decided they wish to retire, allowing any in-going a superb opportunity to take on this turnkey business with a great deal of repeat bookings and a fabulous reputation.

Business Rates

Current valuation as registered on the 2023 rating list is £4,050.

Tenure

Freehold, with a guide price of £549,950 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 including gas.

Trading information

Full accounting information will be provided to bona fide applicants.

Stock at Valuation

If applicable- Stock is to be purchased at valuation, and in addition, 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/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.



To arrange a viewing please contact:

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