

Freehold For Sale

Outstanding South Devon Guest House

- Spacious semi-detached period property
- 7 superb guest letting rooms
- Self-contained owners 1/ 2 bed owners accommodation
- Beautiful private courtyard garden
- Off-street parking to front
- Presented to the highest standards throughout
- An established, turn-key business with excellent ratings
- EPC rating C



Clydesdale Guest House

Clydesdale Guest House, 5 Polsham Park, Paignton, Torbay, TQ3 2AD

Ref: CD-20139

Freehold Price: **£489,000** Guide Price

Summary

Clydesdale Guest House is situated in a superb, quiet, largely residential setting close to Paignton town and the seafront beyond.

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 years 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

A spacious semi-detached house with flexible accommodation, currently run as a 7-bedroom guest house. Briefly comprising entrance lobby with sitting room, dining room, 2-guest letting rooms, well fitted kitchen with central island and office. Situated on the first floor is a further 5-letting rooms.

Accessed off the kitchen, or via a separate front door, spacious owners' accommodation comprising bedroom, storage rooms which could be amended to add a further bedroom, shower room and a large sitting room with day bed which enjoys views over the pretty courtyard garden.

Internal Details

Main entrance to the side of the property leads you into....

Entrance lobby (19'x 6') with honesty bar, guest information brochures and access to...

Guest Lounge (14'x 13') A light and airy room with aspects over the front car park.

Breakfast room (16'x 12') Side facing with large bay windows, corner breakfast servery and sliding door to kitchen.

Kitchen (16'x 14') A good size area with a range of domestic appliances and central island. Clients have opened this space up and utilised a corner area for a spacious office and CCTV hub.

Off the entrance lobby are two guest letting rooms:

Room 7 (13'x 11') Twin room with corner shower and sink, separate WC and a private courtyard garden.

Room 8 (13'x 11) Front facing double room with en-suite.



First floor accommodation

Room 1 (13'x 8') Front facing double room with en-suite shower.

Room 2 (11'x 10') Double room with large en-suite shower room, front and side aspects.

Room 4 (16'x 12') Double room with en-suite, front and side facing.

Room 5 (12'x 8') Single room with en-suite shower, rear facing.

Storage cupboard off landing with WC.

Room 6 (15'x 10') Twin room with en-suite bathroom, side facing.

Owners' accommodation

Accessed off the kitchen or via its own self-contained entrance- hallway with...

Bedroom (10'x 9') front facing.

Storerooms (10'x 5') and (10'x 6') currently used for storage however removal of stud wall would allow for a further bedroom.

Family shower room with WC.

Sitting room (18'x 18' max) a beautiful L-shaped room with skylight and windows overlooking the garden.

External Details

To the front of the property is off-road parking for approx. 3-4 vehicles.

To the rear of the property, and accessed from the owner's accommodation, a pretty walled courtyard suntrap garden with corner workshop and open sided sunroom. Between kitchen and the shower room is a covered external area with storage.

The Business

Owned and operated by our clients since 2017, in their time they have continued to invest in the building and to the business, now boasting a 5* TripAdvisor rating, 9.8/ 10 booking.com rating along with numerous other highly rated OTAs reviews.

Our clients choose to trade only 7-months a year, between April- October and enjoy a great deal of repeat business from returning guests whilst continuing to welcome new visitors to their homely guest house. The business shows consistent levels of turnover which the owner's lifestyle, however, could comfortably be increased by any in-going purchaser.

The decision has now been made to pursue retirement after many happy years at Clydesdale Guest House, presenting a superb opportunity for any in-going party to take on this turnkey going concern within a quiet area of Paignton.



Business Rates

Current valuation as registered on the 2023 rating list is £4,100.

Services

We are advised all main services are connected including gas.

Tenure

Freehold, with a guide price of £489,000 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.

Accounting information

Full accounts will be supplied to bona fide applicants.

Stock at Valuation

If applicable- Stock is to be purchased 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.

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.

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.leasebusinesspremise.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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 - 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

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