

Freehold

Exceptional 12-Bed Licensed Guest House For Sale

- Substantial Townhouse set in the English Riviera
- 12- stunning en-suite guest letting rooms
- Superior 2/ 3 bed owners accommodation
- Private parking to rear
- Short level walk to the seafront
- Highly rated online with great reviews and much repeat trade
- EPC Commissioned



Southbank Townhouse

Freehold Price: **£765,000 Guide Price**

Southbank Townhouse, 15-17 Belgrave Road, Torquay, Devon, TQ2 5HU

Ref: CD-20150

Summary

Southbank Townhouse is a charming retreat nestled in the picturesque coastal town of Torquay. Situated in a prime trading position on Belgrave Road, Southbank Townhouse enjoys excellent access to local amenities and only minutes' walk to local shops, seafront, harbour, the Riviera International Centre, Princess Theatre and town centre.

Torquay is a very popular holiday destination and a "foodies" delight with world class seafood locally caught and a bustling harbour lined with cafés, bars, and restaurants. It's a haven for seaside enthusiasts with one of the region's most stunning, unspoilt coastlines, which stretches for over 22 miles and offers breathtaking viewings over the sparkling waters of the English Channel. Boasting not only several beautiful sandy beaches, Torquay is also renowned for its elegant Victorian architecture which adds a touch of timeless charm around the town along with a palm-tree lined promenade and more things to do than any other UK resort.

The town has a fascinating culture and rich heritage including its connection to the famous crime writer Agatha Christie, who was born in Torquay.

The Property

The Southbank has undergone significant improvement during our client's tenure, with a rolling programme of refurbishment during the closed

season. More recently, our clients have developed the upper floor to add a further two- Superior King suites, which have proved very popular indeed!! The remaining improvements can be seen within the owners accommodation, which is presented to an incredibly high standard and offers owners a spacious 2-bed apartment with a large office/ gym to the rear which could be utilised as a further bedroom, or converted to an additional studio flat.

Internal Details

Accessed off Belgrave Road, steps up to...

Lobby entrance (10'x 8') largely glazed entrance space with information stands and seating.

Reception lobby (22'x 7') A grand entrance lobby with many decorative features.

Library (13'x 12') A charming room with comfortable seating within.

Dining room (19'x 16') a beautiful room with tables and chairs for all guests, full bar servery with back bar display and storage along with patio doors heading out to the front balcony.

Off the dining area is a commercial kitchen (15'x 6') a very well equipped space with all equipment required for breakfast service.

Off the ground floor lobby....

Room 1- (17' 12') Twin room with en-suite shower,



rear facing.

Room 2- (11'x 11') Single room with en-suite shower, rear facing.

Room 3- arranged as a Suite with sitting area and corner kitchenette (14'x 12'), bathroom (8'x 4') and a lovely King bedroom with dual aspects out. Could be utilised as a self contained letting apartment.

First floor-

Half landing provides a useful linen store.

Room 4- (12'x 11') Double room with en-suite shower with aspects to the side.

Room 5- (12'x 8') Rear facing King room with separate dressing room (13'x 7'), en-suite shower.

Room 6- (15'x 12') King room with front facing window seat, en-suite shower.

Room 7- (20'x 8') Double room with en-suite shower, front facing.

Room 8- (19'x 13') L-shape King room, rear facing with corner basin, en-suite shower.

Second floor-

Half landing provides a useful linen store with further storage over the second floor and a housekeeping cupboard with sink and drainer.

Room 9- (18'x 15') King/Family room with seating area enjoying dual aspects out, en-suite shower.

Room 10- (14' x 12') King room with en-suite shower, front facing.

Room 11- (15'x 10') Superior front facing King room with en-suite and separate seating area (15' x 7').

Room 12- (11'x 10') Rear facing Superior King room with separate seating area (13'x 7') and large en-suite shower.

Owners accommodation

Accessed either via the internal staircase down, or from the rear car park, a spacious living area comprising...

Lower ground lobby with storage and WC and boiler cupboard.

Garage- Split area with the rear used as a laundry room (11'x 9'), the main area used for storage (20'x 12'), can comfortably take a vehicle.

Owners entrance lobby giving access to...

Sitting area (14'x 10') a lovely space with feature fire and patio doors out with adjoining open plan dining area (13'x 10').

Kitchen (12'x 7') a beautiful, high end kitchen with polished granite worktops throughout and a range of domestic appliances.

Family bathroom (7' x 6') with feature corner shower.



Bedroom 1 (13'x 11') front facing windows.

Master bedroom (14'x 11') a large bedroom with walk in wardrobe (10' x 9') and en-suite bathroom with copper role top bath and separate shower.

Annex- Off the dining area, or lower ground floor lobby, a large open plan area (19'x 9') currently used as an office however could comfortably be utilised for a third bedroom, or a self-contained studio flat. Off the open plan area is a former bathroom space (10'x 4') and separate kitchenette space (7'x 5').

External Details

To the front of Southbank Townhouse is a beautiful terrace seating area, perfect for relaxing during the day or to enjoy a drink before heading out for the evening.

To the rear of Southbank is private parking for 6-8 cars and a space for owners parking.

The Business

Owned and operated by our clients since 2021, in their time they have continued to invest in the property and improve the business, now boasting 5* reviews across online platforms, and currently rated 9.3/ 10 on booking.com.

Southbank Townhouse trades throughout the year, with reduced opening during the winter months to fit in with our clients lifestyle. Southbank Townhouse offers guests a relaxing and homely experience during

their stay, including a highly rated breakfast and a well equipped bar.

Whilst our clients have loved their time at Southbank Townhouse, they wish to move back to be closer to family, which allows any ingoing party the opportunity to take on a beautiful guest house in a great position, with a very strong business at its heart.

Business Rates

Current valuation as registered on the 2023 rating list is £13,000.

Services

We are advised all main services are connected.

Licence

The property has a Premises Licence granted by the relevant local authority. It is a requirement of 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 in addition to the purchase price, 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/ukty/2017/694/content/3/> 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.

Solicitor Costs

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

It will be agreed that a mutual undertaking of solicitors fee's (capped at £2,500 + VAT) will be requested.

Tenure

Freehold, with a guide price of £765,000 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.

To arrange a viewing please contact:

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