

Freehold For Sales

Exceptional Licensed 8-Bed Guest House set in the English Riviera

- First time on the market for nearly 10 years!
- A short walk to the seafront, Torre Abbey and the Riviera International Centre
- 8 spacious letting rooms, all en-suite
- Guest lounge, reception, bar and breakfast room
- 2-bed owners' accommodation with private courtyard
- Consistent turnover with strong NET profits
- EPC rating D

Freehold Price: **£675,000 Guide Price**



Grosvenor House

Grosvenor House, Falkland Road, Torquay, Devon, TQ2 5JP

Ref: CD-20143

Summary

Grosvenor House is ideally situated in a sought-after area of Torquay close to Torre Abbey & Gardens, Abbey Sands beach, the Riviera Conference/Leisure Centre & Torquay railway station all in close proximity. A range of excellent local amenities are all just a short leisurely 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 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 semi-detached corner property, over 3 stories, this established guest house briefly comprising: guest reception and bar, lounge, dining room, commercial kitchen, 8 en-suite letting rooms, spacious 2-bed owners' accommodation, and parking for 8 cars.

The property has been extensively refurbished since our clients purchased in 2014, over the years the guest house has seen a complete face lift with updated facilities and ample storage throughout.

Internal Details

Accessed via the front forecourt parking, and situated just off the tree lined street of Falkland Road, a fully glazed entrance lobby gives access to...

Entrance Lobby (16'x 12') wrap around comfortable bench seating with corner bar servery complete with under counter storage and stainless-steel sink, back bar display with glass fronted refrigeration under.

Office/ Storeroom (10'x 9') previously used as a letting room, however now utilised for a useful office space and storage.

Guest Lounge (16'x 14') a pretty room with large bay windows overlooking the front of the Guest House, comfortable seating for approx. 14 guests.

Ground floor landing gives access to...

Room 6 (16'x 12') Family room with a double and single bed, with further space for a rollaway bed, corner basin and en-suite shower, bay window overlooking patio.

Room 7 (15'x 14') Super king double or Twin with additional rollaway bed, en-suite shower, side-facing with large window.

Room 8 (10'x 16') A standard double room with en-suite shower, large bay window (seating area)



Off room 8 is a guest WC and a useful storage cupboard with hot water tank.

First floor

First floor lobby landing gives access to...

Room 1 (17'x 13') Super king room or used as a twin, bay window seating which overlooks the front of the property, en-suite shower.

Room 2 (14'x 14') Super king room or used as a twin, side facing aspect with en-suite shower. Dual aspect front (to forecourt/Falkland Road)

Room 3 (17'x 13') King room/family room with rollaway bed, window seating with aspects to the side of the property and en-suite shower.

Room 4 (14'x 12') Super king room or used as a twin, en-suite shower.

Room 5 (13'x 9') Large double with en-suite shower and dual aspects to the side, and rear.

Lower ground floor

Stairs down to lower ground lobby, with access to..

Breakfast room (14'x 16') seating for approx. 21 guests with corner breakfast servery.

Kitchen (10'x 8') a well-appointed kitchen with a range of commercial catering items and full extraction over. Off the kitchen is a useful pot wash/ store (9'x 7')

Walk through storeroom (6'x 12') with a range of fridge and freezers and access to...

Storeroom (15'x 9') a useful further storage area with UPVC roof.

Owners' accommodation

Off the lower ground floor lobby...

Private sitting room (14'x 12') with storeroom off (7'x 4')

Bedroom (12'x 5') room for a single/bunk bed and en-suite shower

Master bedroom (15'x 10') a light and airy room with en-suite shower.

External Details

Fronting the property is tarmac parking bays for around 7 vehicles including an EV charger and sidewalk way to an elevated guest seating area.

To the rear of the property, is the owner's private courtyard. Recently refurbished with a resin base, the useful space has gated access to Bath Lane, so can be utilised for private parking. The area also has a side seating area, storage shed and a cat hotel!

Services

We are advised all main services are connected.



The Business

Owned and operated by our clients since they purchased in 2014, in their time of ownership, Grosvenor House 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 close during the winter months, has continued to excel with a great focus on customer service and ensuring all guests have a memorable stay.

The continued high standards throughout have ensured Grosvenor House rates very highly online, with a 5* TripAdvisor rating, 8.9/10 on booking.com and 9.6/10 rating on Hotels.com.

Business Rates

Current valuation as registered on the 2023 rating list is £5,600.

Tenure

Freehold, with a guide price of £675,000 to include fixtures, fittings, and goodwill. Stock at valuation in addition.

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 additionally, 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.

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.



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.



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SUBJECT TO CONTRACT

To arrange a viewing please contact:

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