



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

A most delightful and spacious business in great location close to Sea Front, Station and Town Centre.

8 Super Ensuite rooms, licensed bar, 2 bed owners accommodation, parking and gardens

Guide Price £650,000

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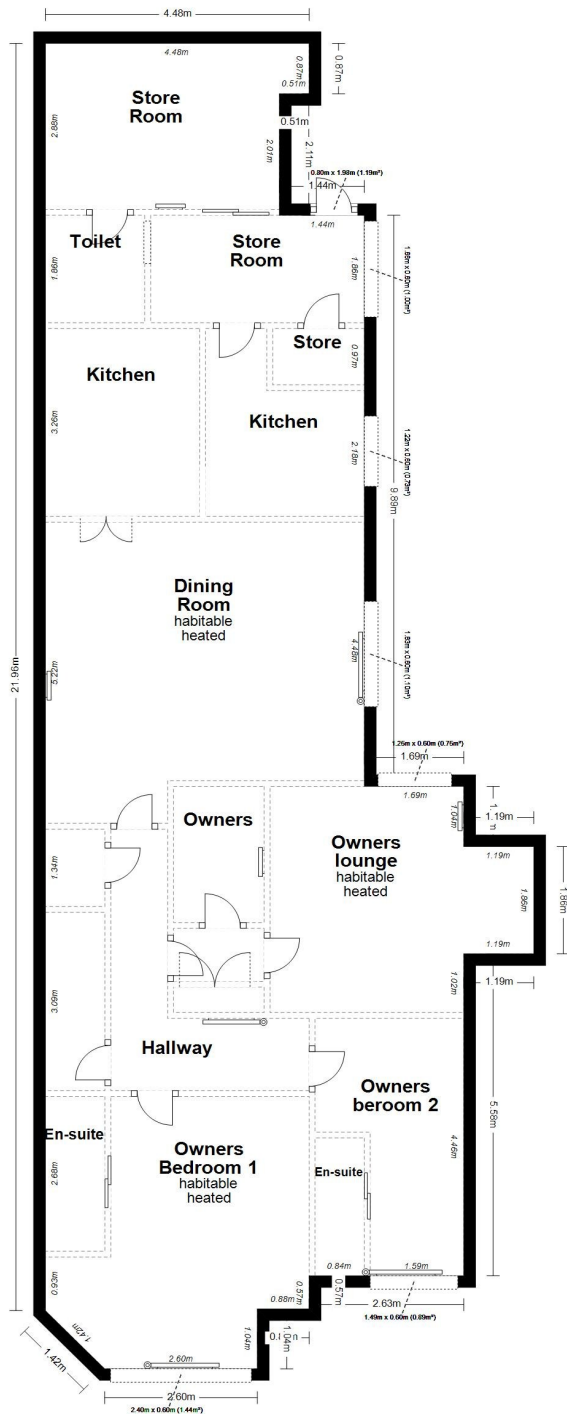
The Grosvenor House

Retirement Sale—Guide Price £650,000

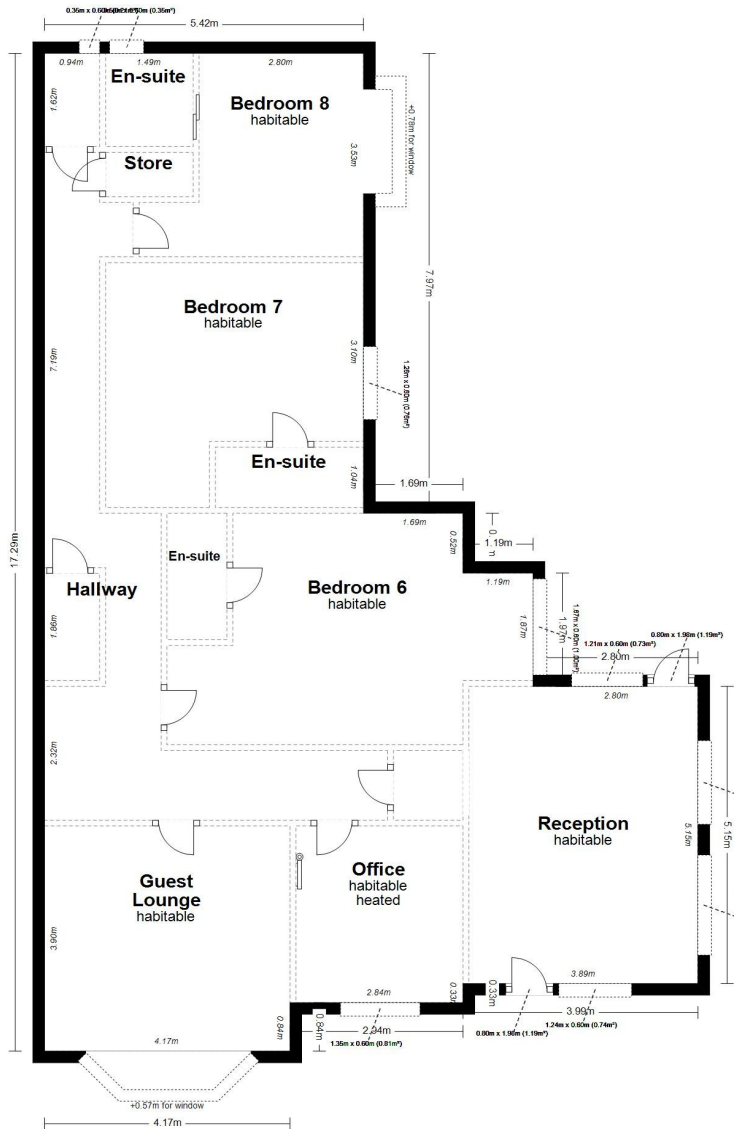
* 8 Ensuite letting rooms * Versatile Owners Accommodation* Great Outside space
Convenient Yet Quiet Location Well Established Business * Private Parking *

Location & Description	Private Office	Outside	Business
<p>Nestled in a prominent but set back location in Falkland just behind Torre Abbey Museum & Gardens and The English Riviera Centre (ERIC), close to both the mainline station and the sea front.</p> <p>Whether in Torquay for a holiday, business or conference the Grosvenor is very well placed for guests offering a great selection of ensuite rooms licenced bar car paring and Electric charge point.</p> <p>The owners' accommodation occupies part of the lower ground floor offering 2 ensuite bedrooms together with a good-sized lounge. Adjoining the lounge is a useful small pantry/store.</p> <p>The remainder of the lower floor provides the guest dining room and Commercial kitchen with plenty of storage and utility areas as well as access to rear Courtyard Parking and Gardens.</p> <p>The pet owner will not be disappointed with the many walks nearby</p> <p>The Grosvenor is well placed for a variety of catering options from basic to Michelin Star rated</p> <p>This established turn key business has been successfully operated by our clients for many years and enjoys excellent return bookings. Our clients are looking to sell due to retirement.</p> <p>Accommodation Please see accompanying floor-plan for layout and sizes of the various rooms.</p> <p>Reception – Hotel reception also is the licensed bar with fitted corner bar and casual seating. There is a WC with wash hand basin toward the rear of the ground floor near room 8</p>	<p>A convenient space ,being adjacent to reception to house the “business” away from the private accommodation</p> <p>Guest Lounge A spacious room with feature bay window</p> <p>A well used guest facility being additional relaxed seating away from the bar.</p> <p>Guest Rooms arranged over ground and first floors provide:-</p> <p>3 Super king rooms with zip and link beds allowing twin use</p> <p>3 Family rooms, one with a super king with zip and link will rollaway bed, the second with king size bed and rollaway bed, and the third with a a standard double with single and rollaway bed.</p> <p>2 Standard double rooms</p> <p>All rooms are very well appointed with ensuite shower room/WC facility's</p> <p>The lower Ground Floor houses the Breakfast room together with a fully fitted commercial kitchen with ancillary stores and utility area.</p> <p>The lower ground floor also has the owners accommodation which comprises a Lounge 2 bedrooms 2 bathrooms and utility room.</p> <p>Please note — Guest access to this area of the Hotel is restricted to breakfast times only so thus affords a high degree of privacy for the owners.</p>	<p>The Grosvenor has the benefit of dedicated parking at the front, affording approx. 7 spaces dependent on vehicle size.</p> <p>The vendors have installed an EV charging point which has been well received by guests, allowing guests to set off in the morning without possible range anxiety!</p> <p>From the parking area there is a side walkway which leads to a outside terrace seating area allowing guests an opportunity to enjoy an “al Fresco” moment to savour their chosen tipple from the licensed bar .</p> <p>There is a door at the rear of the bar to this terrace area and also steps down to the rear private parking area and gardens which have the benefit of gated access from Bath Lane at the rear. This is a spacious area with greenhouse shed and raised beds as well as a private seating area .</p> <p>There is also access to the private gardens from the rear of the lower ground floor affording the owners a private access as and when required.</p> <p>This rear area affords further parking for 2 vehicles</p> <p>Rates and EPC:</p> <p>Council Tax Band A</p> <p>EPC – C 51</p> <p>Rateable Value £5,600</p> <p>Small business relief applies.to qualifying owners.</p>	<p>The Grosvenor has been operated by the vendors as a family hotel for several years and have set up the rooms to cater with a varied audience.</p> <p>Run just as a bed and breakfast but could offer half board if a purchaser was so inclined. The vendors do allow guests to bring in take away food to the guest lounge of an evening selling them something to wash it down!</p> <p>The licensed bar is well used and an appreciated facility but is restricted by the vendors who respond to demand</p> <p>The business has previously run at a level requiring VAT registration but in recent years the vendors have deregistered preferring to trade at a lesser pace enabling them to enjoy regular short breaks throughout the year when the opportunity presents itself.</p> <p>Full details of trading accounts will be made available to interested parties once having viewed and proved ability to proceed.</p> <p>VAT</p> <p>All figures quoted are exclusive of VAT whether chargeable or not. Interested parties are recommended to establish VAT implications before entering into any agreement.</p> <p>Legal Costs</p> <p>Each party to be responsible for their own legal costs incurred.</p> <p>Viewing by appointment only Waycotts 01803 403060</p>

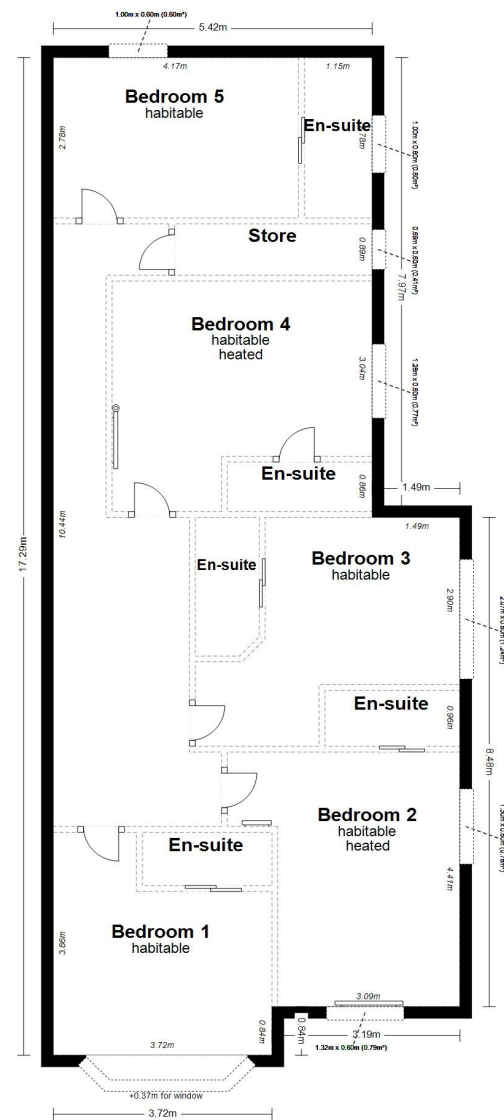
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR





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