



The Trouville, 70 Belgrave Road, Torquay, TQ2 5HY £387,500

- PRIME TRADING POSITION
- 8 EN-SUITE LETTING ROOMS
- 2/3 BED OWNERS
- PRIVATE CAR PARK
- IMPRESSIVE TRADING FIGURES

## The Trouville

A beautifully presented Guest House on Belgrave Road offering 8 bedrooms, within walking distance of the Riviera Conference Centre, Torre Abbey, local shops, town centre, vibrant harbourside and seafront.

This deceptively spacious terrace property is set over 3 floors with the added benefit of premium 2/3 bedrooms owners' accommodation and prime off-street parking for 5/6 cars.

The business currently trades all year and boasts impressive levels of turnover. The Trouville offers a superb turn key opportunity and early viewings are highly recommended.

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## Location

Situated in Belgrave Road, recognised as one of Torquay's prime hotel/guest house areas, The Trouville is within easy reach of the town centre, seafront, bus and train station.

## Description

The business, run by a husband and wife team, has an excellent turnover trading around but not over the VAT threshold. Full details of accounts will be made available to interested parties following a viewing.

## Accommodation

Approached over a patio garden with shrubs, flowers and seating area to Entrance Vestibule leading to:

Ground Floor  
Entrance Hallway

Dining room - A spacious room with room for 20 covers.

Bedroom 1 – Family Room: Double + single with en-suite shower room WC.

Rear of Ground floor Private Accommodation listed later.

Lower ground floor  
Stairs from main hallway leading:

Bedroom 6 – Kingsize double with en-suite shower and WC.

Bedroom 7 - Family room: Double + 2 singles with en-suite shower (newly fitted) and WC.

Bedroom 8 - Single with en-suite shower and WC.

First Floor

Bedroom 2 - Small double with en-suite shower and WC.

Bedroom 3 - Family: double + 2 singles with en-suite shower and WC.

Bedroom 4 – Standard double with en-suite shower room and WC.

Bedroom 5 – Kingsize double with en-suite shower and WC.

All bedrooms have flat screen televisions with freeview, hairdryers, hypoallergenic bedding, tea and coffee making facilities, free Wi-Fi and high-speed internet.

Private Accommodation (rear of ground floor)

Lounge

Large fitted kitchen with 5 burner range.

Bathroom with newly fitted walk-in shower, WC and wash hand basin.

Master double bedroom

Rear bedroom was a double now divided to provide two bedrooms interconnecting.

Door from Private Accommodation to rear.

Outside To rear: Private access to owners' accommodation with private decking area. Rear car park for 5-6 cars.

**EPC- C**

## Services

We have not carried out any tests on the services and are therefore unable to comment on their condition or adequacy.

## Rateable Value

Rateable Value as at 1st April 2017 is £4,550 therefore small business relief applies to qualifying applicants.

## VAT

All figures quoted are exclusive of VAT whether chargeable or not. Interested parties are recommended to establish VAT implications before entering into any agreement.

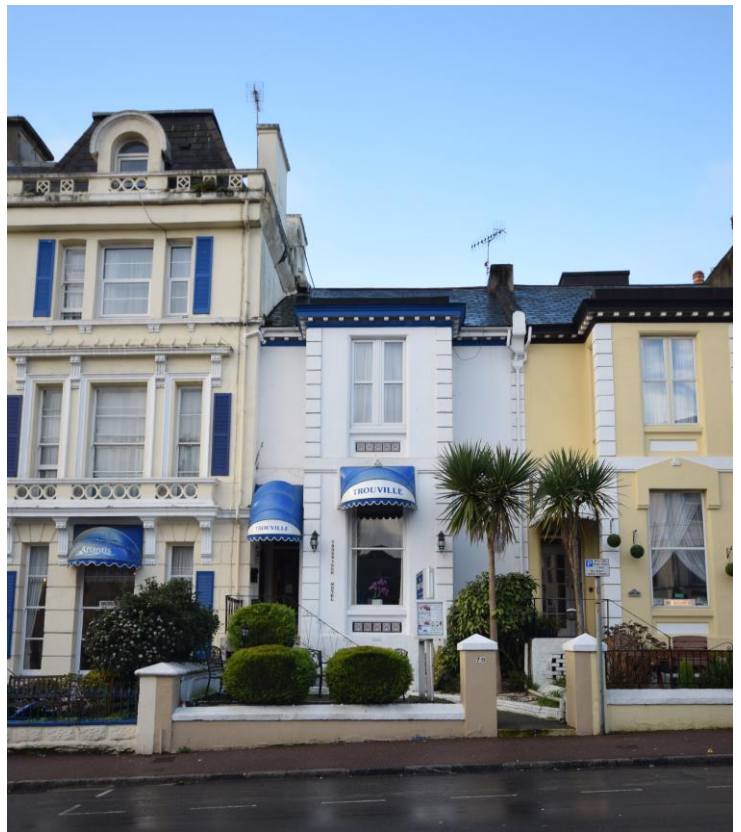
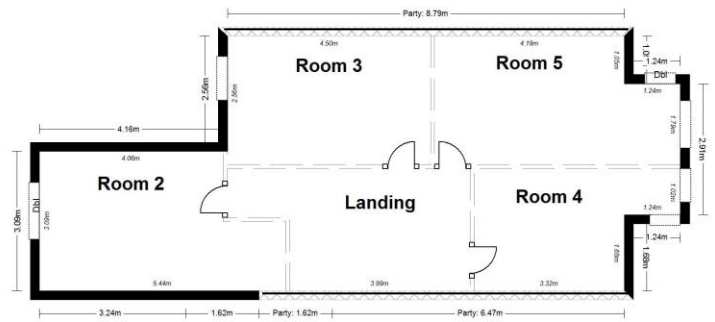
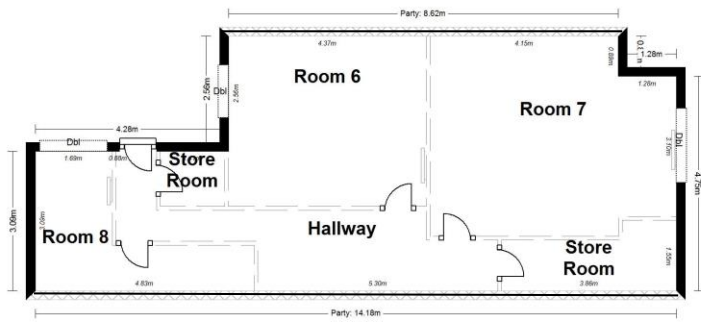
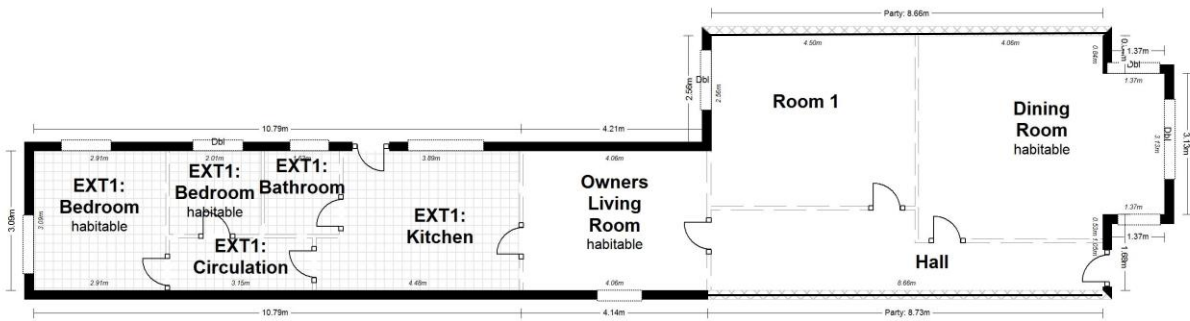
## Legal Costs

Each party to be responsible for their own legal costs incurred.

## Viewing

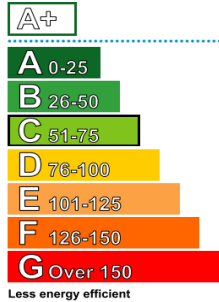
Viewing by appointment only please with sole agents WAYCOTT COMMERCIAL 01803 403060





**Energy Performance Asset Rating**

More energy efficient



67 This is how energy efficient the building is.

Net zero CO<sub>2</sub> emissions

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements before committing to any expense. Floor plans are not to scale. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the property. The photographs may only represent part of the property and as they appeared at the time of being taken. No guarantee can be given as to the working condition of the various services and appliances. The agent has not tested any apparatus, equipment, fixtures or fittings or services and it is in the buyer's interests to check the working condition of any appliances.