



Birchwood House Guest House

33 St. Andrews Road, Paignton, Devon, TQ4 6HA



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**Licenced Hotel Situated in Quiet Location Close to Beaches & Town
Well Presented Guest Rooms with Recently Refurbished Shower Rooms
Guest Bar, Lounge & Dining Room, Mature Garden & Rear Car Park
Owner's Private Lounge, 2 Bedrooms, Galley Kitchen, Utility & Office
Genuine Retirement Sale**

LOCATION

Birchwood House is situated in a quiet location but only a short walk to Paignton's shops, beaches, coastal walks, entertainment and restaurants. The area is well serviced by the South Devon link road (the A380), connecting Torbay to Exeter and the M5 motorway network. Torbay is also connected via a railway network to Exeter and beyond.

DESCRIPTION

Birchwood House is a delightful 12 bedroom licenced hotel. All rooms have en-suite facilities which have been completely refurbished over the past few years. The bedrooms are well presented, 2 with four poster beds, and offer a hospitality tray, toiletries and hairdryer, flat screen TV and WiFi. A traditional English Breakfast and continental buffet breakfast are included in the room tariff. The hotel benefits from a mature garden to the front and a large car park with patio seating to the rear. This substantial semi-detached property is fitted with central heating, mostly double glazed and a zoned fire alarm. Birchwood has been successfully operated by Husband & Wife Team for the last 12 years on a seasonal basis only. They are now looking to retire.

Ref No: 4769

£595,000 Freehold

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The property comprises:-

FRONT ENTRANCE

Mature garden with pathway leading to the double glazed front door with decorative glass. Arched vestibule leading to the hallway, ground floor bedrooms and stairs to the upper floors.

ROOM 1

Double room with front aspect. En-suite bathroom.

GUEST CLOAKROOM

ROOM 2

Twin room with en-suite shower room.

OWNERS' LOUNGE/GUEST LOUNGE

Large room with bay window to the front, picture rail, decorative coving and central ceiling rose.

BAR/GUEST LOUNGE

Spaciously seating 8 at leather sofas and bucket chairs, decorative fireplace with electric log burner.

BAR

Fully stocked bar with bar mounted beer and cider fonts, mirrored backbar with optics and display. Bar stool seating for 2, bench & chair seating for 6. Beer cellar to the rear.

DINNING ROOM

Bright room with skylights in the roof, seating 25-28.

HALLWAY

Leading to:-

ROOM 11

Double room overlooking central courtyard. En-suite.

ROOM 12

Unfurnished can be a twin/double or king bed. Large walk-in shower room.

REAR ENTRANCE

CAR PARK & OUTSIDE SEATING

Parking for 6 cars.

CATERING KITCHEN

Well equipped with a 6 ring gas range with oven under, 4 ring gas cooker with grill and oven under, wall mounted Salamander grill, counter top dual deep fat fryer. Under counter fridges and freezers, large commercial upright fridge. Wall & floor mount cupboards, stainless steel splash back and counter tops, double sink unit with drainers and dishwasher.

UTILITY AREA

Washing machine and tumble drier. Access to small central courtyard and access to a private courtyard.

OFFICE

OWNERS' ACCOMODATION

Owners' double bedroom, lounge, newly fitted shower room with large walk-in shower. Bedroom 1 double. Small Private Rear Patio with washing line.

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FIRST FLOOR

ROOM 3

Four post double room with sea glimpses. En-suite shower room.

ROOM 4

Double room with sea glimpses. En-suite shower room.

ROOM 5

Family room with 1 double and 1 single bed. Sea glimpses. En-suite shower room.

ROOM 6

King size room with front garden aspect.

ROOM 7

Four post double room with seating to the bay window overlooking the front garden. En-suite shower room.

ROOM 8

Family Suite with double bedroom, Velux window. Separate single room with Velux window. (Not currently furnished).

ROOM 9

Family Room with double and single beds. Uninterrupted views across the Bay.

ROOM 10

Steps down into single room with bathroom and 2 Velux windows with sea views. Currently used for storage.

GENERAL INFORMATION

RATEABLE VALUE

2023 List: £6,900. Please note this is not Rates Payable. 100% Small Business Rate Relief will be available to eligible parties. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

COUNCIL TAX BAND A

THE BUSINESS

Birchwood House operates seasonally in line with the current owners' requirements. As Torbay has become an all year round tourist destination there is plenty of scope to increase the trading months. The room tariffs are; high season £95 per double room per night and £142 for the family room sleeping 3. During the shoulder months, a double is charged at £89.00 per night and a family room £133.50 per night, these prices are subject to change. All tariffs are inclusive of breakfast. The business is currently trading up to the VAT threshold.

SERVICES

The premises is connected to all mains services.

INVENTORY

To include furnishings and equipment as per an inventory to be supplied, but excluding the owner's personal effects, including personal effects in hotel.

STOCK

Wet and Dry stock in trade will be taken over by the purchaser at valuation on the day of completion.

EPC RATING C

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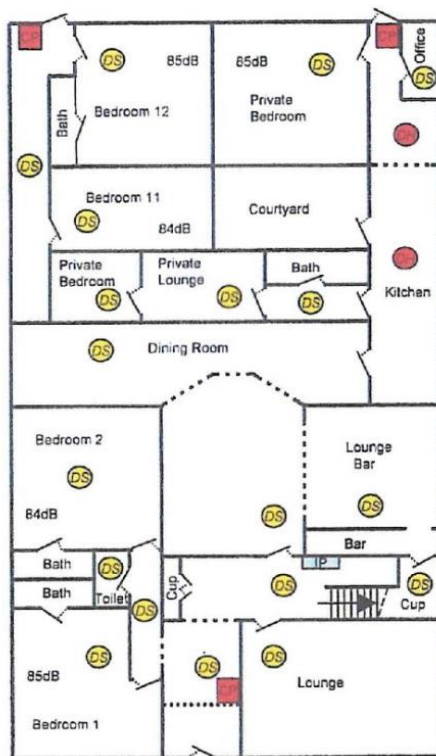
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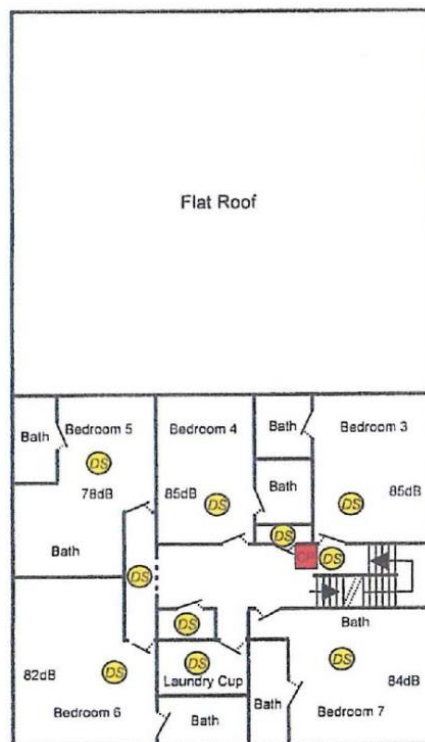


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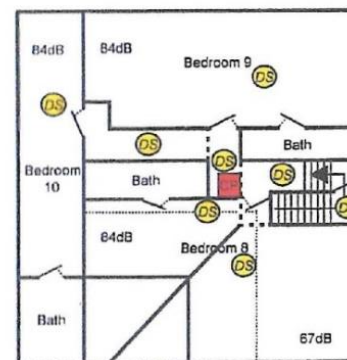
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Ground Floor



First Floor



Second Floor

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29/30 Fleet Street
Torquay
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