



# Rosemead Guest House

22 Garfield Road, Paignton, Devon, TQ4 6AX



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**Guest House in Prime Location Trading to Suit Owners Requirements**  
**A Short Level Walk to Both Paignton Seafront & Town Centre**  
**8 Letting Rooms Over 3 Floors Offering Bed & Breakfast**  
**Owners' 2 Double Bedrooms, Lounge, Bathroom & Courtyard**  
**Potential for Conversion to Flats, HMO or Large Home (STP)**

## LOCATION

Rosemead Guest House is located just a short level walk from Paignton Seafront, Harbour and town centre including the railway and bus stations and the many all year-round attractions such as the Dartmouth Steam railway, Vue cinema and the Geoplay Park area. Paignton is situated within Torbay, also known as the 'English Riviera', South Devon's beautiful bay surrounded by scenic countryside and stunning coastline.

## DESCRIPTION

The Guest House is double glazed and benefits from gas central heating throughout. The guest rooms are smartly decorated and come with tea and coffee making facilities, fridges and fans, complimentary toiletries, hair dryers, Wi-Fi and flat screen T.V's.

*Properties in close proximity to the Rosemead have converted to Homes of Multioccupancy and residential housing, therefore there is a precedent should a purchaser be interested in a change of use for the building.*

Ref No: 4923

£405,000 Freehold

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The premises comprises:-

## **GROUND FLOOR**

Entrance via front terrace with seating area into:-

### **HALLWAY**

With original tile flooring providing access to tourist information and staircase to all floors.

### **GUEST DINING ROOM**

20' 9" x 13' 10" (6.33m x 4.21m)

Providing seating for 16-18. One dresser displaying condiments, drinks fridge, coffee percolator. Service hatch to office/prep area. Access to conservatory.

### **CONSERVATORY**

9' 11" x 4' 11" (3.02m x 1.5m)

Leading to rear courtyard.

### **CATERING KITCHEN**

17' 9" x 8' 0" (5.42m x 2.44m)

Accessed through owners' office/prep area and fitted with wall & floor mounted storage cupboards, 5 ring gas range with oven under, domestic extraction above and commercial microwave. Chest freezer, upright fridge & under counter fridge. Dishwasher and washing machine. A range of cooking utensils and crockery & cutlery.

### **GUEST ROOM 1**

Single with WC & wash hand basin. Use of shower room on second floor.

Stairs to:-

## **FIRST FLOOR**

### **GUEST ROOM 2**

Single with wash hand basin. Use of shower room on second floor.

### **GUEST ROOM 3**

Large room with king size bed and bay window providing seating for 2. Wash hand basin and private use of full bathroom suite on the landing.

### **GUEST ROOM 6**

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

### **GUEST ROOM 7**

Twin with en-suite shower room.

### **CLOAKROOM**

For use of guest room 2.

### **AIRING CUPBOARD/HOT WATER TANK**

Stairs to:-

## **SECOND FLOOR**

### **GUEST ROOM 8**

Large double with bay window. En-suite shower room.

### **GUEST ROOM 9**

Family room with double and 2 single beds. En-suite shower room.

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## **GUEST ROOM 10**

King size bed. En-suite shower room.

## **SHOWER ROOM**

For the use of guest rooms 1 & 2.

## **MAIN LINEN CUPBOARD**

## **OWNERS' ACCOMMODATION LOCATED ON THE GROUND FLOOR**

### **LOUNGE**

17' 3" x 4' 11" (5.26m x 1.5m)

Large bay window and ornate fireplace with gas fire.

### **OFFICE/PREP AREA**

13' 3" x 11' 7" (4.05m x 3.54m)

Leading through to the:-

### **CATERING KITCHEN**

### **BEDROOM**

17' 1" x 8' 0" (5.21m x 2.45m)

With built in wardrobes.

### **BEDROOM 2**

13' 7" x 7' 1" (4.13m x 2.15m)

### **BATHROOM**

With full bathroom suite and shower over.

## **COURTYARD**

With shed and access to the rear lane.

## **GENERAL INFORMATION**

### **BUSINESS RATES**

2023 List: £3,750. 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**

The Guest House currently trades seasonally, March through to end of September. However, the owners will close the guest house from time to time to suit their personal requirements. The turnover was circa £43,000 for year end 2023.

### **SERVICES**

The premises is connected to all main services.

### **INVENTORY**

To include furnishings and equipment as per an inventory to be supplied, but excluding the owners personal effects.

### **STOCK**

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

### **EPC RATING D**

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