



**THE CIMON, 82 ABBEY ROAD, TORQUAY, DEVON, TQ2 5NP**

**GUIDE PRICE £895,000**

**Miller Commercial**

The business property specialists





WELL APPOINTED COASTAL GUEST HOUSE  
 12 EN-SUITE LETTING ROOMS  
 FLEXIBLE 3 BEDROOMED OWNERS' ACCOMMODATION  
 EXCELLENT TURNOVER & PROFITABILITY  
 RECIPIENTS OF THE TRIPADVISOR TRAVELLERS CHOICE  
 AWARD 2018  
 EPC: D77

### SITUATION

The Cimon is situated on Abbey Road in the popular coastal resort of Torquay. Torquay needs little introduction as one of the South West's most popular tourist destinations and attracts hundreds of thousands of visitors each year with numerous attractions close by including Paignton Zoo, The Princes Theatre and Kents Cavern with the surrounding area boasting some of the most picturesque coastline within the region much of it accessible via the South West Coastal Footpath.

Whilst the English Riviera enjoys an obvious uplift during the main tourist season in recent years the shoulder months and indeed the winter itself have become extremely busy with many European and retired visitors coming to the area. The Cimon is ideally positioned for guests being just a short walk to the town centre, harbour and the majority of the aforementioned attractions.

### DESCRIPTION

The Cimon has been in our clients' tenure for approximately 4 years during which time they have sympathetically restored this elegant period building which now boasts well appointed en-suite letting rooms, a wonderful guests' lounge and a breakfast room/conservatory with a feature of note being the

property's heated outdoor swimming pool which is something of a boon for an establishment of this size within the region. The Cimon also benefits from WIFI throughout the building.

The owners' accommodation is highly flexible and currently boasts 3 bedrooms and could easily be reconfigured to provide 2 separate sets of living accommodation for extended family/live-in staff requirements.

The business is operated by our clients as a husband and wife team for approximately 11 months of the year with the assistance of part-time staff in high season.

The turnover for the year ending 30th June 2019 was in the region of £180,000 which resulted in a net profit in excess of £55,000. Full accounting information will be made available subject to a viewing appointment in the usual manner.

For more information about The Cimon and the surrounding area please visit our clients' website [www.thecimon.co.uk](http://www.thecimon.co.uk) or [www.englishriviera.co.uk](http://www.englishriviera.co.uk)

### THE ACCOMMODATION COMPRISES

All areas and dimensions are approximate)

The 12 letting bedrooms all benefit from en-suite shower rooms or bathrooms, tea and coffee making facilities and come fully furnished with a number of the rooms enjoying far reaching elevated views across Torbay.

### SCHEDULE OF ROOMS

#### ROOM 1

Large family suite, sleeps 5.

#### ROOM 2

Large family room, sleeps 4.

#### BEDROOMS 3 and 6

Superior doubles.

#### BEDROOM 4

Compact double.

#### BEDROOM 5

Superior suite.

#### BEDROOMS 7 & 8

Standard Doubles

#### BEDROOM 9

Double room with balcony.

#### BEDROOM 10

4 poster room.

#### BEDROOMS 11 and 12

Superior sea view rooms.

### GROUND FLOOR

Situated on the ground floor is a delightful conservatory/breakfast room overlooking the swimming pool and terrace with tables and chairs for approximately 30 covers within which is situated the bar servery. Accessed from the aforementioned is the recently renovated guests lounge which has quickly gained popularity with guests as a place to relax and socialise during the evenings.

### THE OWNERS' ACCOMMODATION

As previously alluded to, the private accommodation is highly flexible and currently allows for 3 bedrooms but this could easily be amended to provide 2 x 1 bedroomed apartments for the owners plus extended family or live-in personnel. For further details please see the attached floor plan.

## GENERAL INFORMATION

### LOCAL AUTHORITY

Torbay Council

Town Hall

Castle Circus

Torquay TQ1 3DR

Tel: 01803 201201

Planning: 01803 207801

www.torbay.gov.uk

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is D76.

## INVENTORY

An Inventory of all loose chattels and equipment, free of any lease/lien, to be included within the sale will be supplied by Miller Commercial prior to exchange of Contracts.

## PREMISES LICENCE

The business currently holds a premises licence in respect of the sale of liquor for consumption on and off the premises.

## BUSINESS RATES



We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search>

## SERVICES

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

Transco: 0800 111 999

## STOCK

To be taken at valuation.

## VALUE ADDED TAX

All the above prices/rentals are quoted exclusive of VAT, where applicable.

## FINANCE

If you require advice regarding the Financing of a Business, at no initial cost, please contact us on the number below.

## CONTACT INFORMATION

For further information or an appointment to view please contact:-

Paul Collins on 01872 247029 or via email [pc@miller-commercial.co.uk](mailto:pc@miller-commercial.co.uk) or



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**AGENTS NOTE:** Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** Any intending purchaser or tenant must satisfy him/herself by inspection or other wise as to the correctness of each of the statements contained in these particulars; **[c]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[d]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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**VIEWING:** Strictly by prior appointment through Miller Commercial.



