



TORWOOD HOUSE
B&B

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PENZANCE
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BIKE HIRE

TORWOOD HOUSE

ALEXANDRA ROAD, PENZANCE, CORNWALL TR18 4LZ

- An elegant, long-established Victorian guest house, well situated for the promenade, seafront gardens and Penzance town centre
- Reception hall, a stunning bay-fronted dining room and kitchen breakfast room
- Six en-suite guest bedrooms
- Separate owners' accommodation including living room, study, double bedroom, bathroom wc and a further hobbies room with an adjacent wet room
- Pleasant courtyard gardens and driveway parking for up to two vehicles
- Sales in the region of £85,000 producing good levels of net profitability
- A fine example of a home and income opportunity within a short walk of the waterside

FREEHOLD

EXCESS £650,000

SOLE AGENT





LOCATION

This impressive Victorian guest house is located on the favoured Alexandra Road in Penzance, conveniently situated for the seafront, promenade, gardens and town centre amenities. Penzance is one of Cornwall's principal towns located on the south coast and centred around the ancient harbour with views across Mount's Bay to St Michael's Mount. The town serves as the main administrative, retail, social and leisure centre for this area of the county and has a resident population of some 20,000 persons which is boosted during the seasonal months by the main visitors to the area.

The town has excellent rail and road links and lies within easy reach of the popular destinations such as Mousehole, Marazion, St Michael's Mount, Newlyn and St Ives.

DESCRIPTION

This spacious, four-storey freehold property is extremely well appointed and briefly comprises a welcoming reception hall; a well-proportioned bay-fronted dining room; kitchen breakfast room; six en-suite guest bedrooms; linen room (formerly a single bedroom) and owners' accommodation including living room with doors opening on to a front courtyard garden; study area; double bedroom; bathroom wc and a further hobbies room with an adjacent wet room.

Outside, Torwood House benefits from pleasant front and rear courtyard gardens, a raised deck and driveway parking for up to two vehicles.

Torwood House retains many character features and has the benefit of gas fired central heating and double glazing.

We are sure discerning purchasers will recognise that Torwood House represents a fine home and income opportunity in one of Cornwall's most favoured seafront towns. Interested parties are welcome to view our clients' website (www.torwoodhousehotel.co.uk).







THE BUSINESS

Our clients trade the guest house for approximately eight months a year, deliberately trading up to the VAT threshold, letting five of the six guest bedrooms whilst retaining the other for friends and family. The trading profit and loss accounts for year ending 31 May 2023 showed a turnover in the region of £85,000, producing an adjusted net profit in the region of £45,000 per annum.

SERVICES

Services connected to the premises include mains water, drainage, gas and electricity. (We would point out that no testing of any of the services has been carried out by the agent.)

FIXTURES & FITTINGS

Normal fixtures and fittings associated with this type of property are included in the sale and detailed inventory of trade fixtures and fittings will be supplied prior to exchange of contracts.

BUSINESS RATES

The property has a Rateable Value of £8,200 (VOA website 2026 List). Prospective purchasers should confirm actual rates payable with the local billing authority (www.voa.gov.uk).

EPC

EPC Rating : C

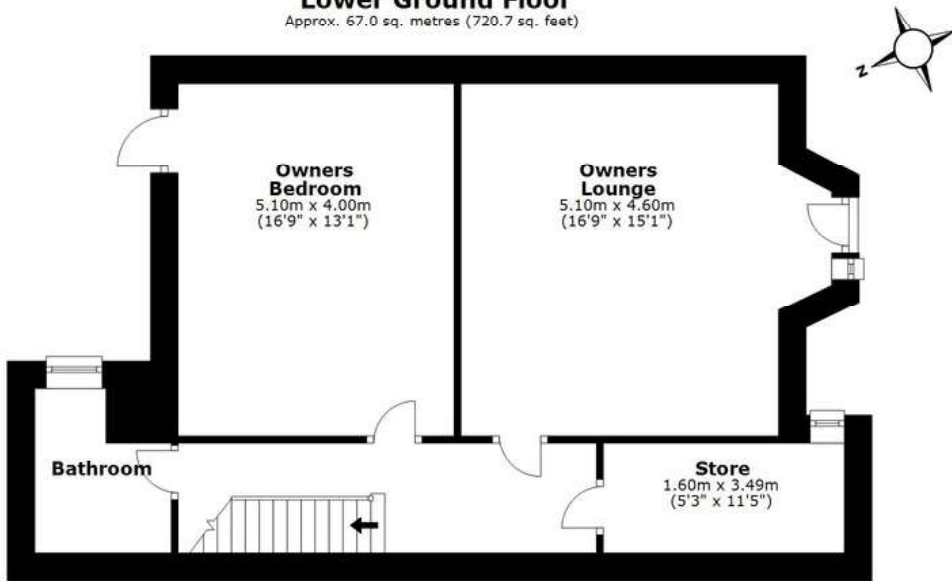
Certificate number: 5468-6383-7242-0793-4581

Valid Until : 10 February 2035



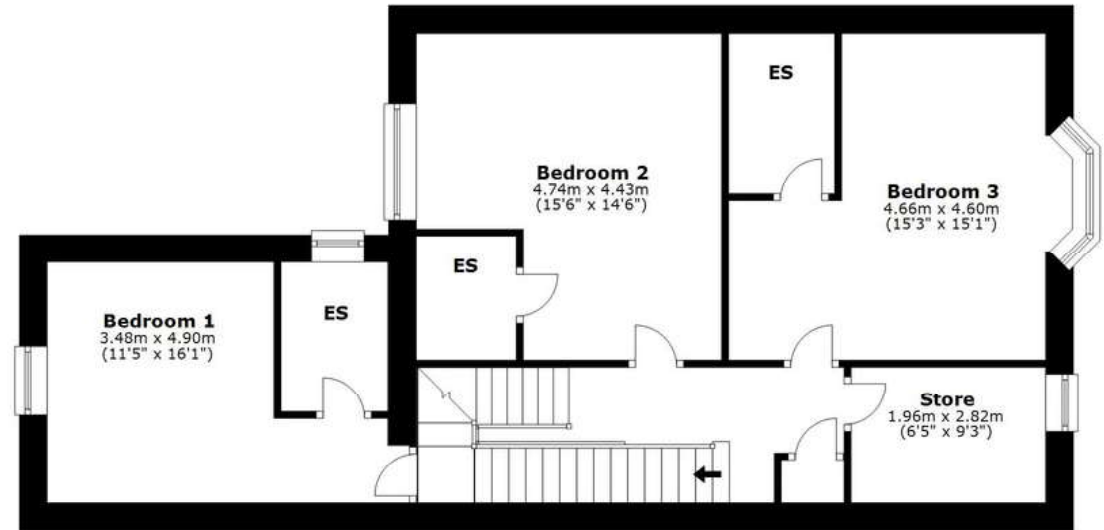
Lower Ground Floor

Approx. 67.0 sq. metres (720.7 sq. feet)



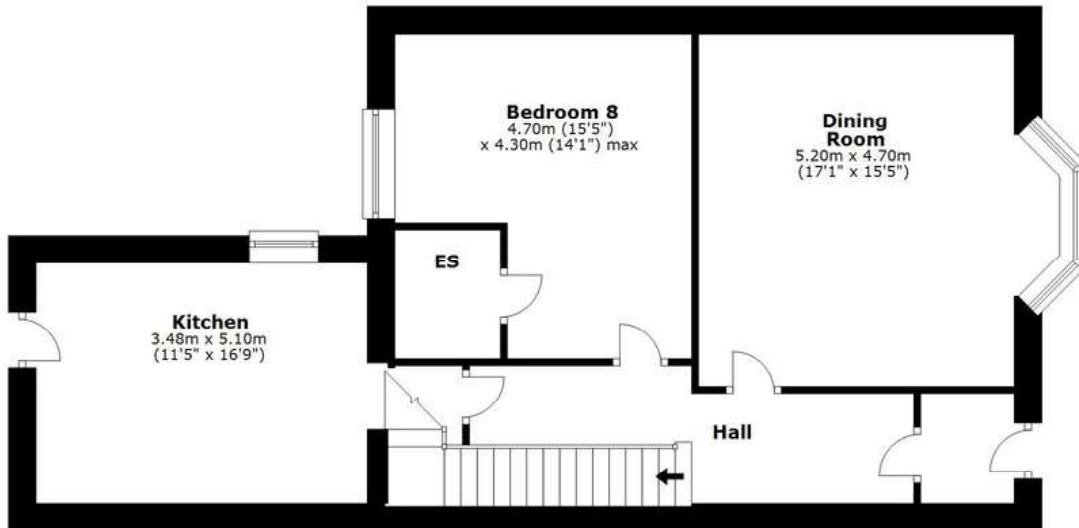
First Floor

Approx. 80.7 sq. metres (868.2 sq. feet)



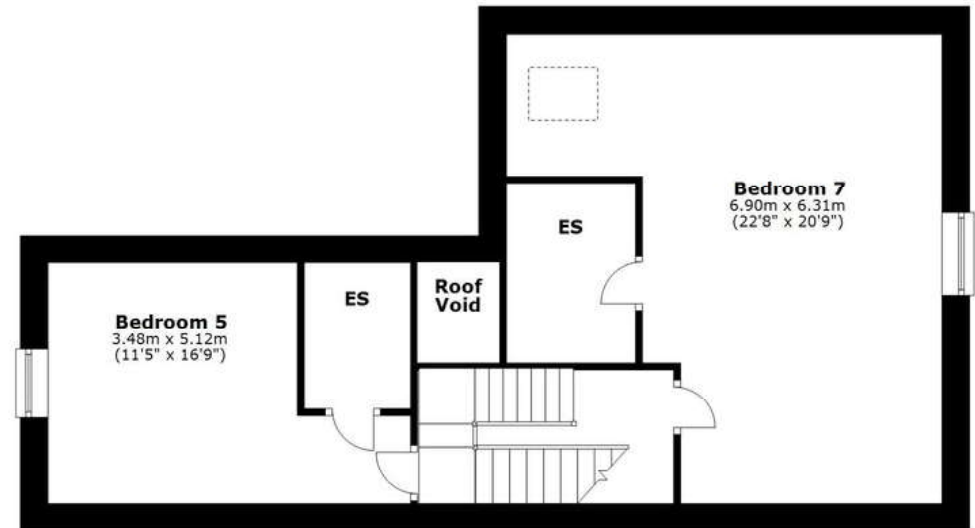
Ground Floor

Approx. 80.6 sq. metres (867.7 sq. feet)



Second Floor

Approx. 66.2 sq. metres (712.9 sq. feet)



Total area: approx. 294.5 sq. metres (3169.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such.
Plan produced using PlanUp.

Torwood House, Penzance



VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property the joint selling agents

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