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LINCOMBE HALL HOTEL & SPA

Meadfoot Road · Torquay · South Devon · TQ1 2JX



*“Outstanding Award-Winning Spa Hotel
With 5 Bubble, Luxury Spa situated
in South Devon”*

LINCOMBE HALL HOTEL & SPA

Torquay 0.5 miles, Exeter 25 miles, Plymouth 35 miles (Distances are approximate)

EXECUTIVE SUMMARY

- 44 en-suite bedrooms
- Luxury, Five Bubble Spa with five treatment rooms, hydrotherapy pool, indoor pool and outstanding facilities
- Significant recent investment
- The Dining Room, 2 AA Rosette Fine Dining Restaurant with 20 covers
- Brasserie Restaurant with 30 covers
- Breakfast / Function Room with 54 covers
- Hotel Lounge with 46 covers
- Outdoor pool, large terrace and lawn
- Mature gardens
- Two apartments
- Consented planning permission to significantly increase Spa offering
- On-site parking for 50 cars
- Set in 2.58 acres
- Freehold

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LOCATION & ACCESSIBILITY

SOUTH DEVON & TORBAY

South Devon is well known for its unspoilt coast and countryside, boasting spectacular views, sandy beaches, and unrivalled landscapes with access to Dartmoor, the South Hams and the English Riviera.

The Lincombe Hall Hotel is set in Torquay on the English Riviera. Torbay is renowned as a popular tourist destination due to its conurbation of resort towns, sandy beaches, mild climate, and array of recreational and leisure attractions. The large horseshoe shaped bay and rolling hills of Dartmoor shelter the English Riviera and provide a warm microclimate, and safe, shallow waters.

Torbay offers a fantastic base to explore the beauty of the surrounding area with both Dartmoor and the South Hams, having a range of outdoor activities and stunning scenery, within easy striking distance. According to research from Visit Britain, in 2019 Torbay had a total of 4.3 million visitor nights with a total spend of £423 million.



ACCESSIBILITY

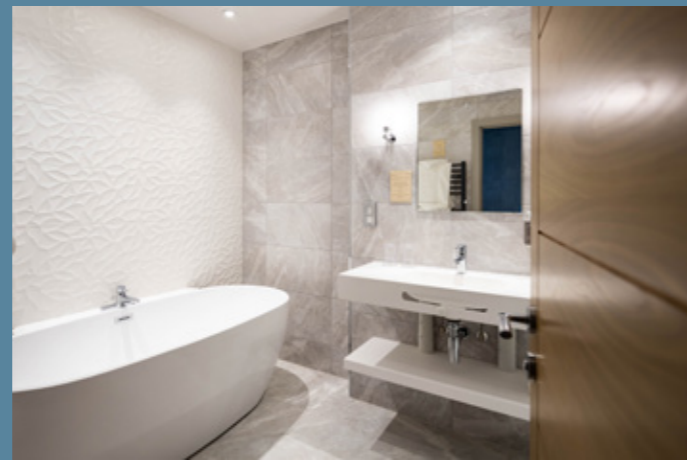
Lincombe Hall Hotel is situated in an accessible location to the east of Torquay Marina and is well placed to benefit from inbound trade from the nearby affluent residential areas as well as Exeter & Plymouth.

The Property is well located, with access to the A380 around 4.0 miles from the Hotel, Torquay Train Station approximately 1.4 miles away, Exeter International Airport, is around 26.0 miles from the Property and Torquay Harbour only 0.4 miles away. The Hotel is part of an upmarket suburb, close to boutique shops and restaurants.

LINCOMBE HALL HOTEL

Lincombe Hall is an idyllic 44-bedroom, 4-star Spa Hotel, situated in an elevated position with fabulous views towards Torquay Marina and Torbay. The Hotel has benefited from significant recent investment. The Hotel offers a newly refurbished Fine Dining Restaurant, Brasserie, Breakfast/Function Room, Lounge and large Terrace. The Hotel also has 2 self-catering apartments. The site is set in 2.58 acres of mature gardens.





BEDROOMS

The Hotel comprises of 44 contemporary en-suite bedrooms. Below is a breakdown of the room categories:

Room type	Quantity
Signature	14
Classic	17
Cosy Superking	7
Cosy King	5
Single	1
Total	44

Throughout the Hotel's current ownership, the bedstock has benefited from a significant amount of investment. A selection of bedrooms and bathrooms have been refurbished and redesigned by Ashton House Design.

In addition, the hotel has one 1-bed and one 2-bed self catering apartment.





FOOD AND BEVERAGE FACILITIES

The Hotel has a wide range of Food & Beverage outlets which offer guests a variety of dining experiences.

The Dining Room offers a fine dining experience with an AA Rosette for up to 20 covers.

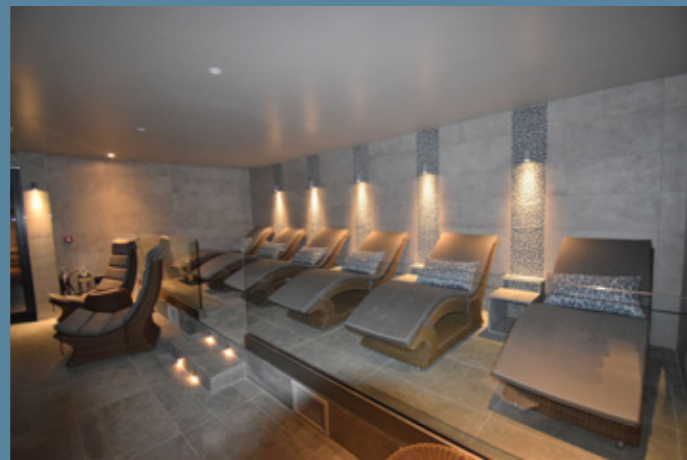
The Brasserie Restaurant serves food and drinks all day with capacity for 30 covers. The Brasserie also services the outdoor pool and lawn which has alfresco seating for 68 guests.

In addition, the Breakfast Room, currently used for breakfast and as a function room, can accommodate up to 54 covers.

Externally, the terrace and lawns have capacity for an additional 68 covers

Food and beverage facilities are available to both guests and non-residents.





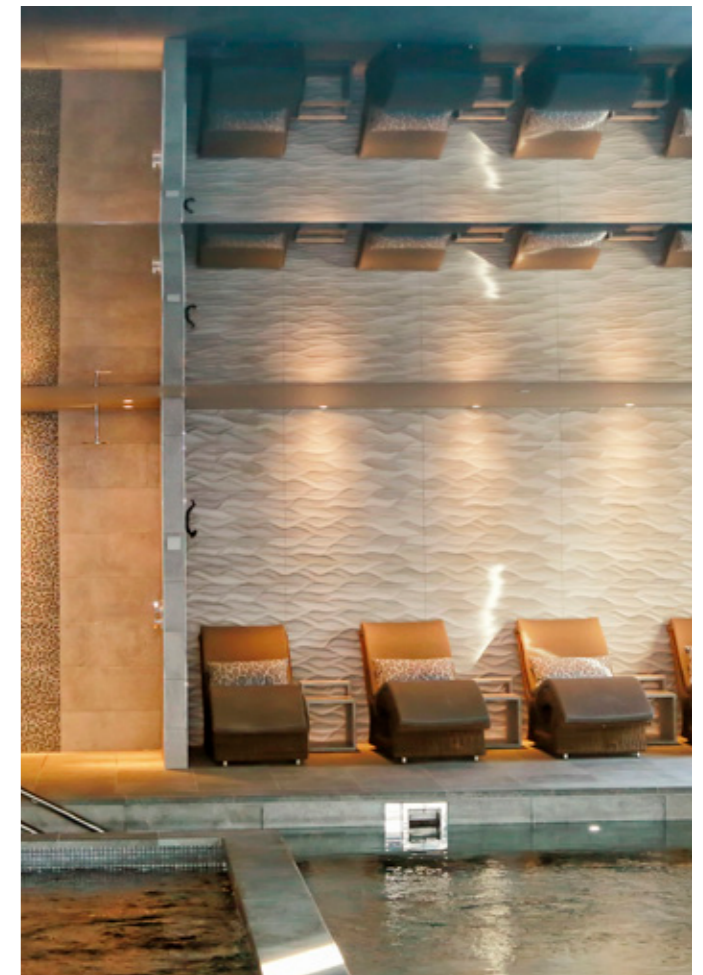
LINCOMBE SPA

The Lincombe Spa was completed in November 2019 and has since become a popular destination Spa. The luxury 5 Bubble Spa is one of two 5 Bubble Spas in Devon. It boasts superlative spa facilities, including:

- Hydrotherapy Pool
- Indoor Swimming Pool
- Ice Room
- Scandinavian Sauna
- Aromatherapy Steam Room
- Himalayan Salt Room
- Five Treatment Rooms
- Three Nail Bar Stations
- Pedicure Room
- Fitness Suite
- 14 Luxury Loungers

The spa also features bucket shower, outdoor patio with loungers and luxury changing facilities.

Planning has been consented to extend the current spa offering to provide an additional 15m indoor Jacuzzi and 15m outdoor Jacuzzi as well as a further 18 loungers, taking the spa capacity up to 32.



GENERAL INFORMATION

AMENITIES AND EXTERNAL AREAS

To the rear of the Hotel are the terrace and lawns with outdoor pool, providing al-fresco seating for 68 guests. In total the site extends to 2.58 acres. There is on-site parking for 50 vehicles.

SERVICES

All mains services. There are additional solar panels on the spa extension.

TENURE

Freehold

ENERGY RATINGS

EPCs available upon request

TRADE AND TUPE

The current proprietors operate the Property as a full-service destination spa hotel through a dedicated website which can be accessed at the link below:

<https://www.lincombehallhotel.co.uk/>

Any purchaser will be required to comply with the relevant legislation in respect of present employees.

VAT

Should the sale of the property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

FIXTURES AND FITTINGS

Trade inventory will be included in the sale. Stock at valuation on completion.

LOCAL AUTHORITY

Torbay Council

Town Hall, Castle Circus, Torquay TQ1 3DR

Tel: 01803 201201

RATEABLE VALUE

£105,000 for the hotel and premises.

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VIEWINGS

Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.



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