

Freehold Opportunity

£825,000


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# THE TOLL HOUSE, ALDEBURGH

Stunning detached Victorian guest house, boasting 7 spacious bedrooms with individual en-suites, ample parking, planning permission for an additional 2 bedroom apartment, situated in a highly sought after seaside location.

Aldeburgh, Suffolk.

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# INVESTMENT SUMMARY

**1.** Beautiful detached Victorian property including 7 large guest rooms, all with individual en-suites, a bright and vibrant “sun room” used as a breakfast rooms, storage and utility areas, large patio and stunning “secret garden”.

**2.** Planning permission granted for an extension to the property, which will include an additional floor for a spacious 2 bedroom apartment with C3 usage, overlook the estuary to the rear of the property. The extension will also as well create extra space in the guest room below to convert to a large family room, as well as additional parking and bike storage to the rear.

**3.** Successful family-run business which has operated as a guest house for nearly 20 years, catering to families, couples, business people and those just passing through looking for somewhere nice to stay for the night.

**4.** Located in a highly prominent place as you enter the sought after seaside town of Aldeburgh, just a short walk from the high street, it’s famous beach and a variety of countryside walks.

**5.** Multiple opportunities to adapt and grow the business to suit the new owners lifestyle or investment requirements.



# DESCRIPTION

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Paul Hubbard Commercial is delighted to bring to market a stunning, 7-bedroom Victorian guest house in the sought after location of Aldeburgh in Suffolk.

The property has been operating as a guest house since 2004, when it was converted from a large family home into the beautiful guest house you see today. Due to retirement, the owners are looking to pass the property on to a new owner who can help continue the success of the previous 19 years and see The Toll House reach its full potential in the future.

The current owners have recently had planning permission granted for an extension to the property which will include a spacious, self-contained 2 bedroom apartment with C3 usage on the top floor, as well as adding space to one of the guest rooms first floor to increase it to a "family room". The garden will also then be converted to allow for more customer parking and bike storage.

These changes would allow the new owner the option to live in the apartment whilst managing the guesthouse day to day, hire a manager to live on site and run the business, or alternatively use it as a separate Airbnb to generate more revenue.

For more information on the plans you can visit the East Suffolk Planning Portal online, REF: DC/22/4167/FUL.

The property is on the market at a guide price of £825,000 - £850,000.





# THE TOLL HOUSE, ALDEBURGH

## Property Description:

Each of the 7 bedrooms are spacious and are a mix of doubles, twins or singles, each with their own individual en-suite shower room and toilet, and are all decorated in their own unique way. They are perfectly set up to cater for all types of guests including couples, families, people visiting the area on business or simply people passing through the area needing a relaxing and comfortable place to stay for the night.

The ground floor includes three of the bedrooms, as well as a bright and spacious "sun room" or conservatory, which looks out to the patio and garden area of the property. This is currently used as the breakfast room. There is also a living room/store room, large kitchen where the breakfasts are prepared each morning, and a small utility room used for storage.

The first floor includes four of the bedrooms, again, each with en-suites and their own unique features such as original fireplaces and individually selected furniture.

Prices for the rooms currently range from £95 to £110 per night, and all bookings include a delicious home made breakfast to ensure all guests are ready for the day ahead.

The exterior of the property as just as picturesque as the interior, boasting a stunning "secret garden" which is hidden away around the corner from the patio. The garden is home to a wide range of flora and is well-maintained and cared for all year around. A calm and peaceful area for both guests and owners to relax in away from the rest of the world! The patio is perfect for al-fresco dining and is accessible directly from the sunroom at the rear of the property.





## **ALDEBURGH.**

Aldeburgh has a lot to offer both locals and those visiting from other parts of the country.

Being a seaside town, it's renowned for the quality of its fish and chip shops! The Golden Galleon in Aldeburgh was last year voted the 4th best place in Britain for fish and chips, but there are plenty of other options available to see if the critics are correct.

Aldeburgh has a wonderful high street and is rich with history and culture, with museums, galleries, independent shops, restaurants and pubs, and not to mention it's incredibly popular beach. It's one of the most visited and well renowned holiday destinations on the East Coast and across East Anglia.

For those interested in their music history, you can also visit the 16th century Moot Hall and the hilltop church, where the famous composer Benjamin Britten was buried.

Each year in June is Aldeburgh Festival, which brings large numbers of people to the area over the course of 2 weeks to enjoy classical music, arts,

poetry and literature.

## **NEARBY.**

This part of the East Coast really is spoilt for choice as there are a number of places nearby which are well worth visiting.

Just around the corner is Snape Maltings, which is a beautiful heritage site with converted Victorian buildings, stunning countryside walks, river trips, a variety of places to shop, eat and drink, and a huge range of events hosted throughout the year.

Southwold is just a short drive away which is a highly popular seaside resort. You can walk along their famous pier, enjoy the beautiful pebble beaches and even wander into town to look around the large array of independent shops, cafes and restaurants. This is also the home of Adnams brewery, so if you are a fan you can book the popular Adnams Brewery Tour.

The area is very popular with walkers and nature enthusiasts, with Thorpness, Orford Ness Nature Reserve, Minsmere and Slaughden Marsh all very close by and hugely popular places to spend a day out rambling through the countryside.













# RATES

Current rateable value

**TBC**

For information on potential business rates relief or reductions, please contact East Suffolk Council.



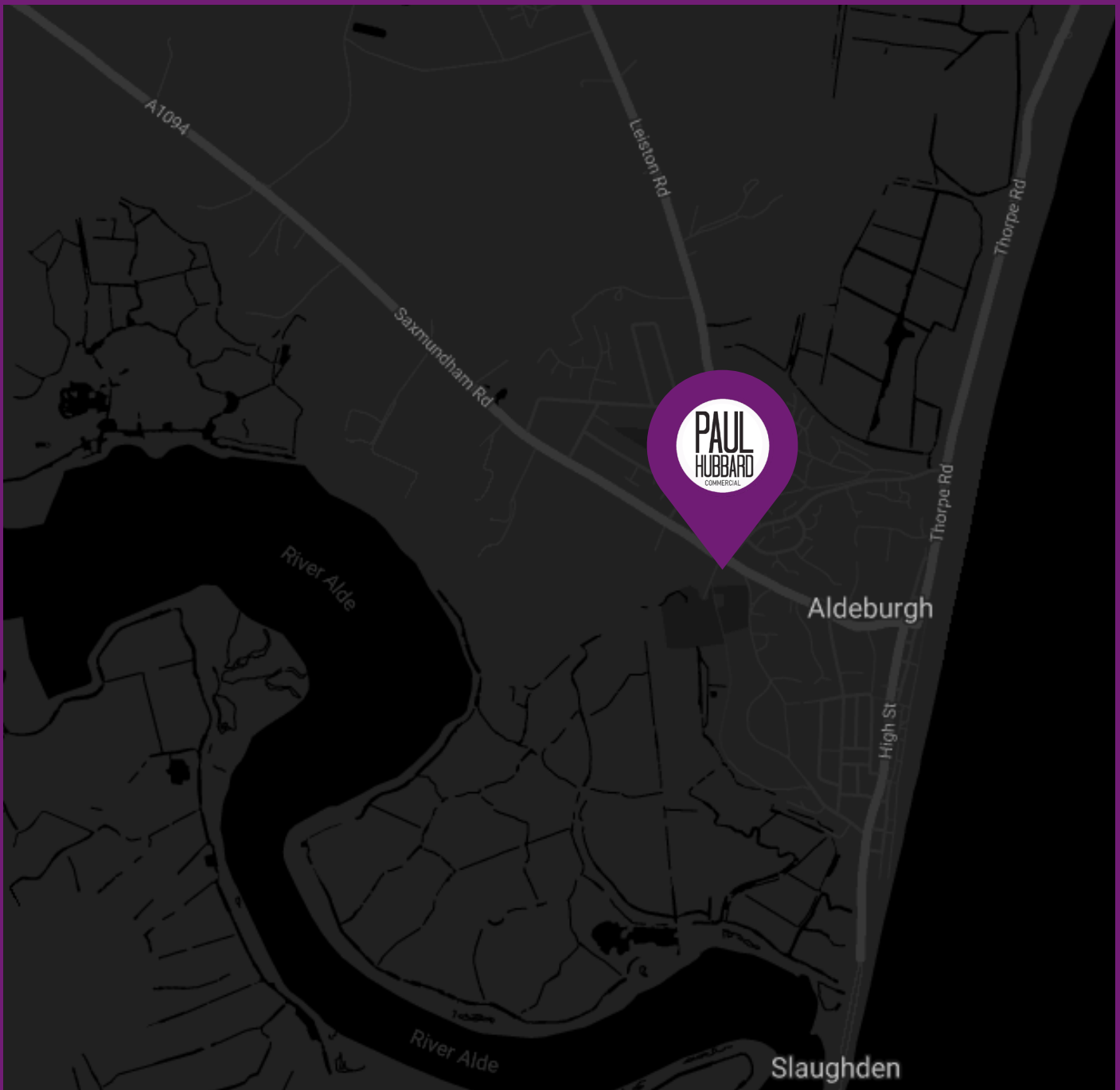


# LOCATION



**The Toll House, 50 Victoria Road, Aldeburgh, Suffolk, IP15 5EJ**

Aldeburgh is on the North Sea coast, about 87 miles (140 kilometres) north-east of London, 20 mi (32 km) north-east of Ipswich and 23 mi (37 km) south of Lowestoft. Locally it is 4 mi (6 km) south of the town of Leiston and 2 mi (3 km) south of the village of Thorpeness. It lies just north of the River Alde, with the narrow shingle spit of Orford Ness all that stops the river meeting the sea at Aldeburgh – instead it flows another 9 mi (14 km) to the south-west.



We are a well-established Commercial Estate Agency who look to offer a fresh approach within an exciting property market.

With a strong team of experienced professionals, Paul Hubbard Commercial is a one stop shop for Commercial Sales and Lettings, providing you with a bespoke service catered to your needs. The areas we cover include Lowestoft, the whole of the East coast, all the way to Norwich and anywhere in between!



## WHY CHOOSE US

We can source your buyer wherever in the world they may be. With our experienced team, we will provide you with the best blend of local and national advertising to make sure you not only sell quickly, but achieve the best possible price.

No marketing costs - You'll find that most commercial agents charge anything up to £1000 up front to produce all the necessary marketing material on your property.

No long, sole agency contract - We never tie anyone into these agreements, we offer a rolling contract so you will have peace of mind that we will strive to work hard at all times in order to sell your property. If you were to ever feel otherwise then you could leave at any point after providing us with a 2 week notice period.

Nationwide advertising - With the power of the internet, we can source your buyer wherever in the world they may be. Rightmove is the largest property portal in the country and we at Paul Hubbard Commercial also pay for additional coverage within that platform, as well as subscriptions to commercial and business specific property portals to ensure your property is advertised thoroughly, and to the right kind of people.

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## CONTACT



To arrange a viewing or for more information on the property please contact Jack Taylor at Paul Hubbard Commercial Ltd

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