

Telephone: 0845 241 2531

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10 BEDROOM GUEST HOUSE

SOUTHPORT, MERSEYSIDE

Freehold, £370,000 including goodwill and fixtures and fittings

REF: LB/2044/LA

- Well Established B&B with 10 Bedrooms
- Extensive renovation completed in 2008
 - £50,298 income
- Highly Regarded by independent online reviews

Description

A thriving and highly regarded Victorian B&B, located in ideal trading position within the popular seaside town of Southport.

The premises have an attractive wide frontage with ample free car parking facilities outside, with 10 letting rooms, all having en-suite or private facilities, and modern décor and new carpeting. The larger rooms benefit from having new beds to provide either double (king / super king) or twin occupancy This is a particularly attractive purchase as the property also has a spacious basement area, with the internal configuration to create more private living accommodation, in addition to the modernised double en-suite in the loft space, if so desired.

The property is benefits from full gas central heating and is double-glazed, has a fire alarm and CCTV.

Situation

The property is located in a prominent and highly desirable trading position within the famous seaside town of Southport on the Merseyside/ Lancashire border and is just a short walking distance from the beach and the famous promenade, the conference centre, theatre and the floral hall, Marine Lake and the bustling town centre. The area is popular with tourists, golfers, walkers and nature lovers.

The Business

The Guest House has been trading for over 20 years and has built up an enviable reputation being top rated by the website "Trip Advisor", and has recently been awarded 3 stars by the official tourism website Enjoy England. The business also has an excellent website to promote the B&B which is often complimented on.

Trading information

We are informed that the business in per the last set of annual accounts had an annual turnover of £50,298, with strong bookings and significant repeat business. There has not been a complete year of trading reflected in these takings, since the refurbishment.

Southport is a year round destination, during the summer months it is a popular tourist spot, in the winter months the nearby Conference Centre is a reliable source of business

We understand the premises are Band C for council tax purposes; business rates are £1600 approx. inclusive of a 50% small business discount, which currently applies.

Fixtures & Fittings

Our clients will supply full inventory of trade fixtures and fittings to be included at the time of sale.

Tariff Rates

Double and Twin £50

Single £25

Staff

Run by the owners

The Accommodation

GROUND FLOOR

Main entrance to **Hallway**

DINING ROOM (17.2 sq m 186 sq ft) - with 16 covers, high ceilings, bay window and feature fireplace, free-view television and comfortable seating provide an evening entertainment area if required.

CLOAKROOM/WC

BEDROOM 1 - double bedroom with en-suite shower room (10.2 sq m – 110 sq ft) a ground floor room provides ideal accommodation for disabled guests, it is a peaceful room at the rear of the property.

PRIVATE LOUNGE (16.9 sq m – 182 sq ft) multiple electrical sockets and T.V aerial points, at the back of the building, with easy access to the front door to receive guests. The CCTV system is also centralised here. Separated by push button lock system from public areas.

KITCHEN – (9.9 sq m – 106 sq ft) a functional, refurbished room with sink, hand wash basin, new Kensington 7 burner range, grill, oven, dishwasher and various fridges and freezers all compliant with current regulatory bodies, access to rear of property.

Access door to **BASEMENT LEVEL**:

A spacious area, which is fully plumbed and fitted with electrical sockets to provide further living accommodation if needed, currently used for storage.

FIRST FLOOR LANDING with

BEDROOM 2 – (10.2 sq m – 110 sq ft) twin bedroom with washbasin and fire escape

BATHROOM with: tiled flooring, walk-in shower, WC and basin

BEDROOM 3 – (9.5 sq m – 102 sq ft) twin bedroom with basin Bedrooms 2 and 3 are separated by a fire door and are ideal as a family suite normally occupied by families with older children.

BEDROOM 4 – (13.5 sq m – 145 sq ft) King or twin with en-suite shower room and WC, a large room often used in conjunction with a single bed for small families.

BEDROOM 5 – (17 sq m – 183 sq ft) family bedroom, exceptionally large, with en-suite bathroom, feature bay window and sea views, super king sized bed and adult sized bunks, large free view T.V with DVD, new shower room/ WC, commanding premium rates as the most popular room with returning guests.

Stairs to **SECOND FLOOR LANDING**

BEDROOM 6 – (10.7 sq m – 115 sq ft) single bedroom with en-suite shower room and WC, fire escape

BEDROOM 7 – (10.5 sq m – 113 sq ft) double bedroom with en-suite shower room and WC a spacious room with the option to utilise and provide additional occupancy for a single child

BEDROOM 8 – (6.6 sq m – 71 sq ft) single bedroom with basin, sea view and access to separate bathroom with shower and WC

BEDROOM 9 – (8.1 sq m – 81 sq ft) double bedroom with en-suite shower room and sea views very popular with guests described as a cosy, warm comfortable room, overlooking the Southport Theatre and convention centre and the sea beyond.

BEDROOM 10 – (13.8 sq m – 149 sq ft) double bedroom with en-suite shower room a spacious room with the option to utilise and provides additional occupancy for a single child.

Stairs to **ATTIC LEVEL** recently upgraded to provide a luxurious double room, en-suite (bath and shower) with velux window providing natural light.

The owners are currently occupying two of the 10 possible letting rooms. The private spacious en-suite loft bedroom, downstairs lounge and 2 rooms that can be separated from main house thoroughfare if required. Currently providing the extra private bedrooms. The basement can also be converted to provide additional capacity and increase letting room availability if necessary.

External Details

To the front of the property is a car park with spaces for two vehicles; there are further On-street car-parking facilities. To the rear is a garden and patio area with picnic tables.

Viewing

No direct approach may be made to the business. For an appointment to view, please contact the agent, Horizon Business Agents on 0845 241 2531.

Particulars are supplied by the Vendor and should be verified, they are in no way guaranteed and do not form any part of a contract. We cannot accept responsibility for any inaccuracy. The information contained within these particulars is provided by the vendor, are believed to be accurate but must not be construed to form part of any contract. If however, you require clarification - or elaboration - regarding any specific element of these particulars you are asked to raise any query before making an offer so that clarification/confirmation can be given. It is not part of Horizons brief to determine the working order or efficiency of equipment included in the sale. Nor are we qualified to comment on the condition of the property other than perhaps its decorative state. Offered subject to contract and still being available.