



St. Anne's Road Guest House

Exeter, Devon

Carter Jonas

St. Anne's Road Guest House
1 St. Anne's Road
Exeter
Devon
EX1 2QD

Established and profitable guest house within walking distance of the city centre and the Royal Devon & Exeter Hospital.

City centre 6-bedroom guest house (4 en-suite rooms and two sharing a private bathroom). Car parking for 2/3 vehicles plus on-street parking.

1-bedroom self-contained owner's accommodation including sitting room, dining room, kitchen and bedroom with en-suite shower room.



Location

St Anne's Road Guest House is located in a residential area within 1 mile of the city centre, Royal Devon & Exeter Hospital, Exeter University and Exeter Cathedral. Exeter Chiefs Rugby Ground at Sandy Park is only 2.4 miles away.

The High Street in Exeter is 0.9 miles away, the River Exe at Exeter Quay is 1.6 miles away and the Met Office is only 2.7 miles away based in the city. Exeter bus station is 0.6 miles away and the central train station 0.9 miles away with Exeter St David's train station 1.4 miles away.

Exeter has an airport 4.2 miles away and Bristol Airport is 57 miles away.

The Business

The business has been in the same ownership since 2014 and has built up a successful and profitable business with repeat trade of approximately 30%.

The guesthouse customers are usually visiting the area for work and the proximity to the city centre and the hospital is one of its unique selling points.

The property has 6-bedrooms, 4 en-suite rooms and two rooms share a private bathroom (bedrooms 6 and 8). For hygiene reasons, they only let one room using the shared bathroom at one time.

The minimum stay is two nights and the budget room, which is a single, is priced at £40 per night. They have a single room at £53 per night and they have two twin rooms with two single beds at £72 per night. The double with a separate bathroom, which is just outside the room, is priced at £72 per night. The price includes a continental breakfast which is served in the ground floor dining room.

There is potential to convert the dining room into an additional bedroom with en-suite facilities which are already in place as it was previously used as a letting bedroom.

The business currently has a gross turnover of £47,127 within 2023/24 and previously had had a gross turnover of £46,015 in 2022/23.

The property has had considerable investment with the rooms being refurbished with new uPVC windows.

Trading information can be provided to bona fide purchasers.



The Guest Accommodation

All of the letting bedrooms have been refurbished in a contemporary style with white walls, grey beds, white linen, grey cushions, white towels and white bathroom suites. In addition, they have tea and coffee making facilities and wall mounted televisions.

The guest accommodation provides on the ground floor; reception hall with stairs to first floor and a door leading into the owner's accommodation. Bedroom 2 (single with en-suite shower room) and dining room used to serve breakfast for the guests.

First floor, landing with doors to rooms. Bedroom 5 (twin with en-suite), Bedroom 4 (double with en-suite), Bedroom 7 (twin with en-suite), Bedroom 6 (double), Bedroom 8 (single) and separate shared shower room with Bedroom 6 and 8.





Bedroom 6



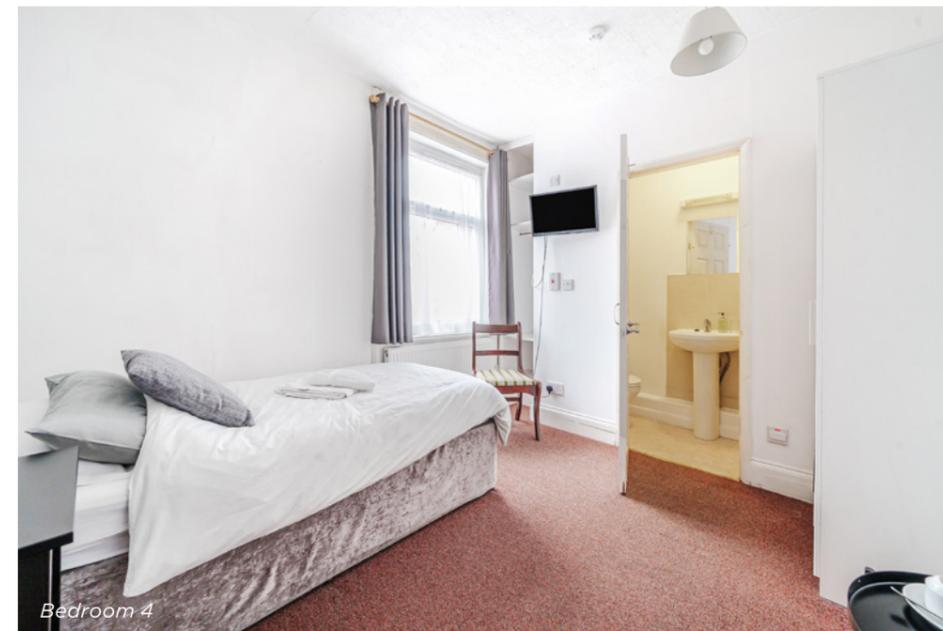
Bedroom 8



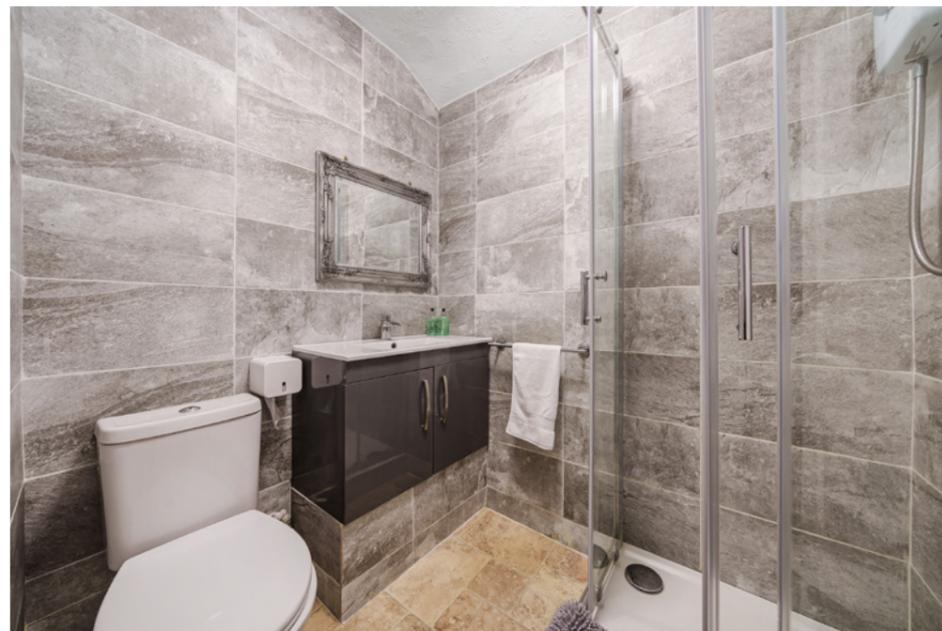
Bedroom 7



Breakfast room / former Bedroom 3



Bedroom 4



Owner's Accommodation

Ground floor owner's accommodation accessed from the car park and the main property via the ground floor hallway. The accommodation comprises a kitchen, sitting room, dining room and bedroom with an en-suite shower room.

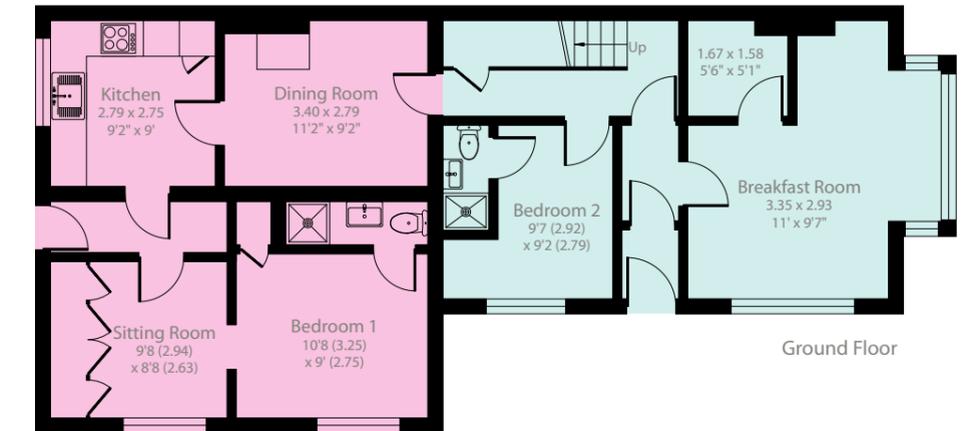
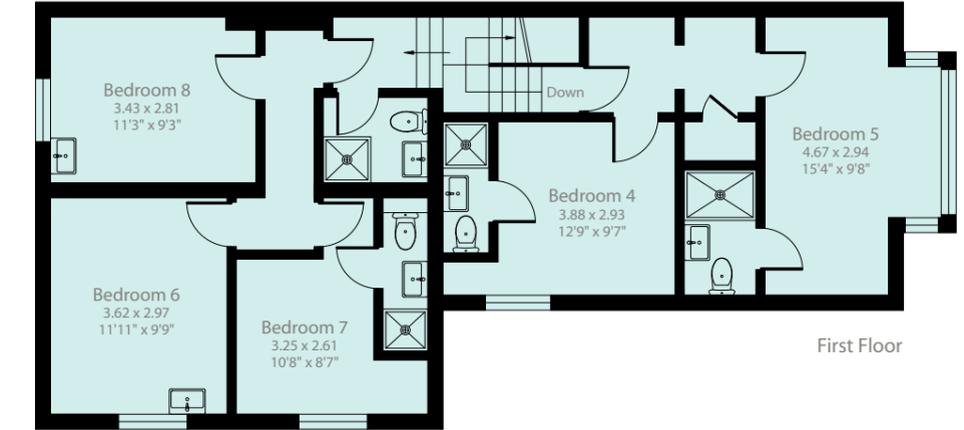


Floor Plan

St. Anne's Road
Guest House
1 St. Anne's Road
Exeter
Devon
EX1 2GD

Approximate Area:
1728 Sq Ft / 160.5 Sq M

- Owner's Accommodation
- Guest Accommodation



For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

Outside

The front garden surrounds the property and is laid to low maintenance with shrub borders. Adjoining the property is a concrete car park where there is parking for 2-3 vehicles and bin storage.



Method of Sale

The property is offered for sale by private treaty, inclusive of trade inventory to include furnishings, equipment, fixtures and fittings in relation to the business, excluding any personal items.

Tenure & Possession

The freehold interest is being offered for sale with vacant possession available on completion.

Services

The property is served by mains electricity, mains water, mains drainage and gas central heating.

EPC Rating

Rated D.

Council Tax

Band A.

Rateable Value

According to the Valuation Office, the premises has a rateable value of £7,900. Interested parties are advised to make their own enquiries.

Local Authority

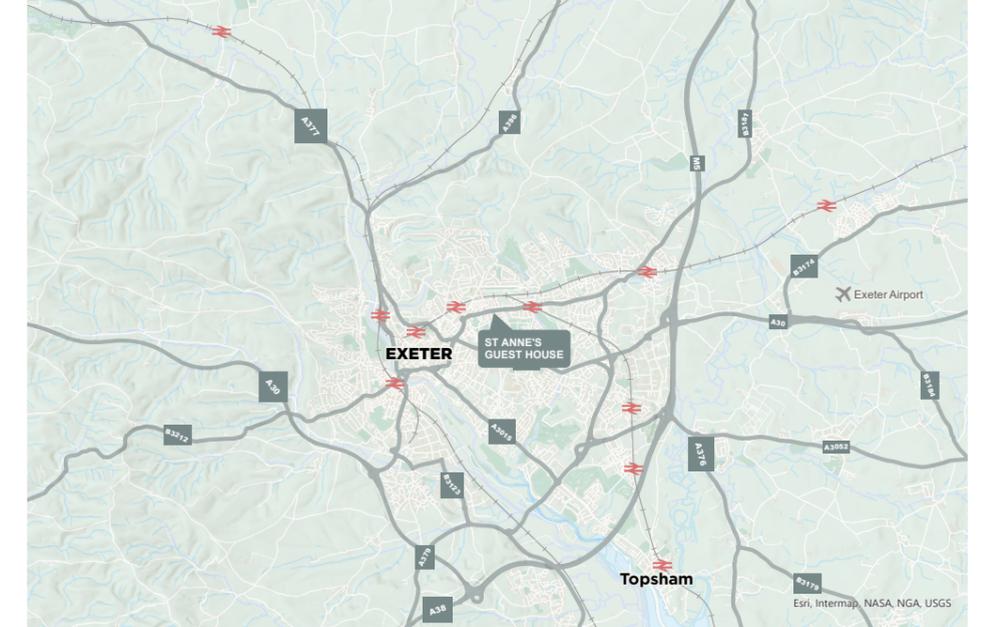
Exeter City Council
www.exeter.gov.uk

Viewings

Strictly by appointment with agents
Carter Jonas.



/// think.spend.bumpy





Leisure

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Important Information

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