

Hotels, Guesthouses, Licensed, Retail



CEDAR VILLA GUEST HOUSE, INVERNESS, IV3 5DH

Excellent quality, well presented Highland guest house with strong profitability
Easily run "home and income" lifestyle opportunity enjoying year-round trade
Superb city centre trading location in heart of Inverness, capital of the Highlands
Includes 2-bedroomed owner's accommodation and 6 quality letting bedrooms



The sale of the Cedar Villa offers a great self-employment opportunity in the heart of Inverness. The business has an established profitable trading pattern and truly is in walk-in condition.

Offers Over £375,000



Commercial

Hotels
Guesthouses
Licensed
Retail

York House
20 Church
Street
Inverness

Telephone
0845
450 0790

DESCRIPTION

Cedar Villa Guest House is a substantial and attractive Victorian mid-terrace building enjoying a prominent position close to Inverness City centre; only 5 minutes walk away. Located on a main thoroughfare through the City, Cedar Villa offers a most warm and friendly welcome to its clientele and is an establishment where comfort and quality feature highly. The present owners have maintained the standard of décor of the property to a good standard bringing it onto the market in walk-in condition. Currently trading is purely on a bed and breakfast footing, in keeping with the vendors' preference to operate on a basis that allows them to undertake additional employment. However, the inclusion of an evening meal service could present a genuine opportunity to drive trade to greater levels with minimal capital outlay whilst maintaining trading below the VAT threshold. Income could be readily expanded, as Inverness is a highly popular area with golfers, anglers, ornithologists and those active in genealogical research, not to mention business clientele and of course tourism - the prime business driver. The letting bedrooms are most comfortable, combining with the attractive dining room and owner's accommodation to form this highly desirable "home and income" lifestyle opportunity.

Cedar Villa is ideally situated centrally to Inverness City centre, highly convenient for



guests wishing to walk to nearby shops, restaurants, etc. The City itself, as the capital of the Highlands, has extensive facilities for visitors boasting two golf courses, an excellent indoor swimming complex, cinema, bowling and ample opportunity to enjoy evening entertainment at a range of venues which include Eden Court Theatre. Nearby Cawdor Castle offers a taste of Scotland's medieval past while Culloden Battlefield and Visitor Centre is an ongoing testament to Bonnie Prince Charlie's final futile attempt to gain the throne in 1746. Whether it be a Whisky Trail, a boat trip on Loch Ness or a visit to one of the many accessible Scottish castles (including Inverness Castle), the property is an ideal base being within easy reach of a wide range of visitor attractions. The City of Inverness is known to many as "the fastest growing city in Europe", such expansion providing impressive year on year growth in both commerce and opportunity. Expansion of this nature benefits established hospitality businesses and prompts trade outwith the main tourist season.



The present owners bought Cedar Villa in 2006 and have enjoyed a rewarding and successful business to date. Running the business to suit their personal trading preferences has resulted in much repeat trade and the forging of friendships with many regular guests. It is a planned career change that brings this excellent business opportunity onto the market. New owners could enjoy the established trading pattern as it stands or alternatively aim to develop the business and exploit untapped catering potential.

THE PROPERTY

Of traditional stone construction, with a tasteful extension to the rear, Cedar Villa is an attractive mid-terrace villa under a slate roof. Accommodation is laid out over three floors and is in good order throughout. It retains many of its original features including decorative coving, ceiling rose, arches and original tiled fire place.

PUBLIC AREAS

From a most prominent trading location on Kenneth Street, entry to the house is via solid double doors leading into a vestibule area which is reflective of its Victorian origins with ornate floor tiling. Thereafter through a glass panelled door is a spacious reception hallway with high skirting boards and natural wood finishes plus the continuation of the Victorian tiling. From the hall immediately to the right is the attractive breakfast room which comfortably seats 16 guests. Here the impressive wood-surround and tiled fireplace has a gas flame-effect fire. With a bay window providing a high degree of natural light coupled with a good quality of decor provides a pleasant ambience. The wooden balustrade with its carpeted steps leads up to the 6 letting bedrooms on the first and second floors.



LETTING BEDROOMS

The guesthouse has 6 letting rooms and sleeps 15 guests (2 family, 1 triple, 1 double, 1 twin and 1 single). All letting rooms have colour TV, hospitality trays and provide good quality furnishings and fittings. The bathroom facilities are presented to a good standard. The spacious first floor landing provides access to three letting rooms. Room 1 is a family room with a double and single bed plus a pull-out bed, with a shower room and views to the rear of the property. With a bay window and views to the front of the property, Room 2 is nicely proportioned, set with a king-size bed and single bed plus an en-suite shower room. Room 3 is a single room which has its own private shower room across the landing. On the second floor rooms 4 and 6 utilise a single shower room. Room 5 is set to three single beds with en-suite shower facilities. A pleasant feature of this room is the double window looking out to a small balcony with wrought iron decoration.





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PRIVATE ACCOMMODATION/SERVICE AREAS

An attractive feature of this property is the owners' accommodation which is located on the ground floor, consisting of a spacious lounge, two double bedrooms (one able to take a super king-size bed) and a good-sized family shower room. Access from the owners' accommodation can be made either from the rear through the garden or via the main entrance to the front of the building. The business benefits from a well-appointed modern kitchen with ample fitted storage cupboards, fitted appliances and good cooking facilities. Adjacent to the hallway leading to the back garden is a space which houses a laundry area with a commercial washing machine and dryer. There is a storage cupboard under the stairs.

GROUNDS

The frontage of the building has direct access to the pedestrian pavement on Kenneth Street. The front garden space is small but is well maintained with plants and shrubs and entry is via an iron gate. To the rear of the business is a garden area that is mainly paved and provides a private sitting area. A wooden shed provides ample additional storage. Parking permits for the main road and a nearby car park can be obtained from the local council.

DEVELOPMENT POTENTIAL

There is scope to develop accommodation trade further with the introduction of a more structured advertising programme and better use of e-commerce. Additionally, if evening meals are to be offered, this would add to service levels and improve turnover and income.

SERVICES

The property benefits from mains electricity, gas, water and drainage. With gas fired central heating and double glazing throughout this is a comfortable property.

Property Misdescription Act 1991

These sales particulars are prepared as a general outline of the property and business. Buyers should make their own enquiries to satisfy themselves as to the accuracy of information given. Neither we, nor any member of our staff, has authority to offer or imply any representation or warranty over this property.

TRADE

Current trade is maintained below the VAT threshold by choice operating on a bed and breakfast basis. Current figures show excellent profit conversion rates. Full accounting information will be made available to interested parties subsequent to viewing.

PRICE

Offers over £375,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items.

FINANCE & LEGAL SERVICES

ASG Commercial is in touch with several lenders who provide specialist finance to the hospitality trade. Paul Hart (Head of Commercial Sales) will be delighted to discuss your financing requirements with you and make an appropriate introduction.

We have a large team of legal experts in-house and can act in all legal matters arising to include conveyancing and licence transfers.

DIRECTIONS

Kenneth Street is very central to Inverness - see location map.

VIEWING

All appointments to view must be made through the vendors selling agents:

ASG Commercial, York House, 20 Church Street
Inverness IV1 1ED

Tel: 0845 4500790

Fax: 01463 711083

E-mail: info@asgcommercial.co.uk

Web: www.asgcommercial.co.uk

OFFERS

All offers should be submitted in writing to ASG Commercial with whom purchasers should register their interest if they wish to be advised of a closing date.

Disclaimer

