

# FOR SALE

## ST RAPHAEL GUEST HOUSE

44 QUEEN ANNES ROAD, YORK, YO30 7AF



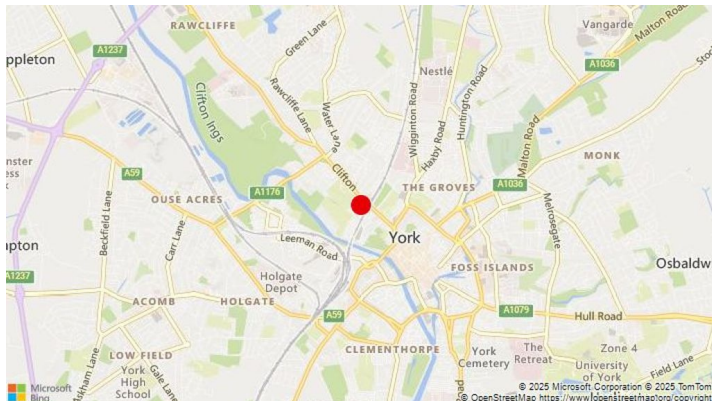
## Hotel/B&B

**Price - £950,000**

Superbly located bed and breakfast very close to York City Centre

### Property Features

- Located 5 minutes' walk from the city walls, shopping areas and railway station
- 7 En-Suite Bedrooms and 1-bedroom self-contained Air BNB style flats
- Excellent standard of fit throughout
- Small enclosed yard area and parking space to the rear
- Strong business with room to grow and improve profitability



### Enquiries

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## Location

The property is located on Queen Annes Road, which is just off Bootham and 5 minutes' walk from the city walls and railway station. York is one of the most visited cities in the UK, with tourists from far and wide arriving year-round to see the many attractions on offer.

## Description

This is an attractive end of terrace three story property under pitched roofs with colour washed elevations to the front. To the rear there is an enclosed yard and a single parking space. Permits can be purchased to provide further on street parking, with our clients currently holding six.

Internally, the property has been fitted to a good standard throughout. It is a traditional guest house with reception, dining spaces and utility areas on the ground floor. The guest accommodation is spread across the upper floors. There is an additional self-contained one-bedroom flat to the rear that has acted as owners' accommodation in the past but is now let out as an Air BnB to include the parking space and yard area to the rear.

## Accommodation

In good order throughout and fully centrally heated and double-glazed.

### Ground Floor

Entrance lobby leading through into the reception hall which has attractive parquet flooring in keeping with the age and style of the property.

The Dining Room currently set for 14 covers on spindle back chairs at loose tables with wood flooring and some attractive features including wrought iron fireplace set in a wooden surround.

Self-contained flat to the rear with double bedroom, kitchen space and bathroom with walk in shower. The access is via the enclosed courtyard to the rear, with a key box.

Utility spaces at this level include office space, breakfast prep kitchen and storage/laundry spaces.

### First Floor -

This floor consists of 4 en-suite bedrooms. All are good size doubles with well-fitted three-piece ensuite bathrooms with showers. Décor is modern and contemporary in style and is well kept and updated regularly.

### Second Floor -

There are a further 3 ensuite rooms on this floor. These consist of 1 double, 1 triple and 1 quad family rooms. All have three-piece ensuite bathrooms with showers and similar décor to the other rooms.

### External -

There is a small garden space directly at the front of the property. The rear space consists of an enclosed rear yard and single parking space which are dedicated to the self-contained flat. The yard provides a pleasant outside seating area for guests in the AirBnB. There is also on street parking space with permits from the council.





## Services

We are advised that the property benefits from all mains services. Interested parties are advised to make their own independent enquiries.

## Trade and Business

The property is purely staff run with the owner not actively involved in the day-to-day operation of the business, beyond dealing with the accounts and administration. They are local and do pop in to check on things on a regular basis.

They source a lot of their trade from overseas, with the guest house being particularly popular with visitors from America. A couple of small group boutique tour operators also make use of the guest house on a regular basis throughout the main holiday season.

The last set of accounts for May 2024 showed a net turnover of £219,286 and gross profit of £192,298. Net profit is currently showing at £16,706. On closer inspection of the accounts there were a number of items that can be added back in that bring the adjusted profit to £67,636. As the business is currently run under staff there is clearly scope of improving this for an owner occupier.

There may also be the opportunity to redevelop the property for alternative uses, subject to gaining the relevant planning permissions. This could include a single residential dwelling, flats or self-contained Air BNB apartments.

## Fixtures and Fittings

All trade fixtures and fittings will be included in the sale of the property. A full inventory will be provided on agreement of a purchase.

## Terms

Sale of the freehold asset, goodwill of the business and all trade fixture and fittings included within the price.

All current staff will be subject to TUPE regulations and transfer with the business. Full details will be provided.

## Local Authority

York

## Business Rates

RATEABLE VALUE

RATES PAYABLE

£10,750

This information has been obtained from the Valuation Office website and has been provided for information purposes only.

## Costs

Each party is to be responsible for their own legal costs in the matter.

## EPC Rating

The property's energy rating is C70

