

# FOR SALE

## B & B

15 ST PETERS GROVE, YORK, YO30 6AQ

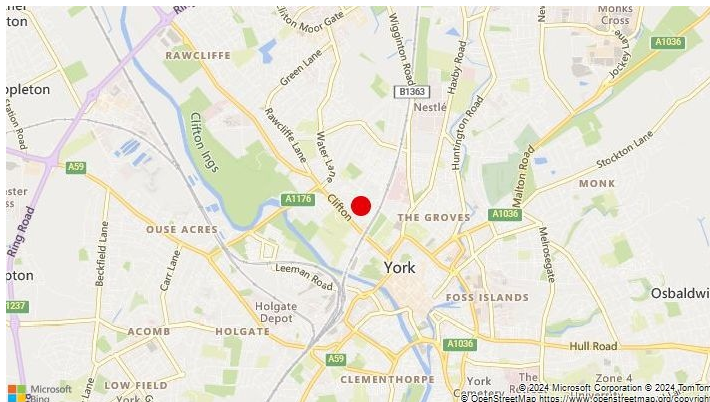
BARRY  
CRUX 

## Hotel/B&B

Price - £3,250,000 (Offers in the region of)

### Property Features

- Located in one of York's most sought-after areas in a quiet cul-de-sac close to the City Centre
- Strong business with average weekly net turnover of between £10,000 to £15,000
- 26 well-appointed en-suite bedrooms
- A good standard of fit out, with dining areas and bar on the ground floor
- Ample off-street parking to the rear



Enquiries

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## Location

The subject property benefits from a fantastic location in one of the most sought-after areas of York. It is situated in St Peter's Grove a quiet cul-de-sac, just off Bootham, but within 5 minutes-walk of the historic centre of York and all its many attractions. It also enjoys easy access to the railway station, making it ideal for visitors to the area.

## Description

This is a substantial and imposing brick built two storey property which has been extended into the loft space to provide additional rooms. To the rear there is a single storey extension, which also utilizes the loft space for further accommodation and an additional single storey annex. Externally car parking and a seating area are offered.

Internally the public areas on the ground floor include reception, bar area and breakfast/dining room and a residents lounge. The business offers 26 ensuite rooms across the various levels and in the annex.

## Accommodation

Substantial and attractive brick-built property with single story extensions to the rear

### Ground Floor

Recessed Porch with door leading to entrance lobby and luggage store

Entrance Hall with period features and stairs to first floor accommodation

Main Reception with door leading to small office

Lounge Bar with period fireplace, SEATING FOR 16, servery and store

Dining Room with waiters station set out for 18 covers.

Inner Hall leading to

Staff Room with ensuite shower room

Kitchen with dry goods, cleaners store leading to laundry.

Rear entrance with ramp access from Car Park

Rooms 2-4 - Double Bedrooms with ensuite shower room

Room 1 - Twin Bedroom with ensuite

Stairs to Bootham Suite double bedroom, sitting area and bathroom

### First Floor

Main landing

Rooms 5-11, each with ensuite facilities

### Second Floor

Main landing and rear spiral staircase, linen cupboard

Rooms 12 - 19 each with ensuite facilities

### Annexe

Ground floor

Room 20 - family room with double and 2 singles ensuite

Room 21- Suite with double and single ensuite

Room 22 - family room

### First Floor

Room 23 - double ensuite

Room 24 - Single ensuite

### The Cottage

Room 25 - double ensuite

Room 26 - double ensuite

### Outside

Service yard and Handyman's store

Rear Terrace with customer seating

Tarmac car park to the rear for over 10 cars



## Services

We are advised that the property benefits from all mains services.

## Trade and Business

The property is run purely under management, with the owners not involved in the day-to-day running of the business. It is ideally situated to benefit from the substantial number of year-round visitors to the city.

It shows an average weekly turnover of between £10,000 to £15,000 net of VAT per week. With the exception of the two years that were most impacted by Covid, it has consistently showed these levels from 2018 onwards. Profits are not as strong as they could be due to level of staffing currently employed. A more hands on owner would be able to reduce these costs and keep a tighter reign on other day to day expenditure and drive the net-profit much harder. More detailed accounting information will be made available to prospective parties after viewing the property.

This is a great property and business in a superb location that presents an ideal opportunity to build and develop from the solid base established by the current and previous owners.

## 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.

## Licences

There is a Premise Licence for the property

## 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.

## Business Rates

RATEABLE VALUE

RATES PAYABLE

£49,000

£24,451

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

## Value Added Tax

VAT may be charged at the prevailing rate.

## Costs

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

## EPC Rating

The property's energy rating is D

