

Offering a 12% return with scope for even more!



Lansdowne Villa Guest House Bourton-on-the-Water, Cheltenham

- Right in the heart of this Cotswold honeypot
- 12 letting bedrooms (currently letting 11)
- One bedroom owners accommodation
- £108,956 profit from 11 m opening and scope from unlet bedroom

£875,000 freehold

CONTACT US

Viewing is strictly by prior appointment with Colliers International through:

Peter Brunt LLB DipLE MRICS
Hotels
0117 917 2033
peter.brunt@colliers.com

Property Ref: Lansdowne Villa,
Bourton-on-the-Water

Colliers International
Broad Quay House
Broad Quay
Bristol
BS1 4DJ
www.colliers.com/uk



Lansdowne Villa is a little goldmine, the ideal opportunity for those looking for a really good quality, highly profitable home and income business. There are 12 letting bedrooms, although only 11 are currently let, as the owners' son occupies one of the two single bedrooms, all of which are well presented and have en suite facilities, and there is a comfortable suite for the owners. Traded on an almost entirely bed and breakfast basis, it produces an enviable bottom line and gives resident owners the opportunity to live in this much visited part of the world.

Bourton-On-The-Water is a delightful village, with the River Windrush flowing alongside the main street under a series of low stone bridges. It boasts several tourist attractions, including the famous model village, Birdland Park and Gardens, and the motor museum. These and the charming town itself draw thousands of visitors throughout a very long season. Bourton is situated just off the Fosseway, a very busy route running north from Cirencester to Stow-on-the-Wold, close to its junction with the A436 to Cheltenham. Apart from those three towns, Burford, Broadwell and Chipping Camden are all in a 15 mile radius of the front door making Lansdowne Villa an excellent base for the many tourists who visit.

The vendors acquired Lansdowne Villa in 2003, having previously run a public house. The business was running well then, and they have made no major changes over the period of their ownership, simply updating and enhancing the facilities, so that they are appropriate for today's tourist traveller. They plan now to fully retire, and will leave this well found business in its 'cannot fail' trading location to their successors, who are bound to appreciate the many virtues of the business.

PROPERTY

The property, which bears the date 1859 on the front of the front elevation is principally of local stone and has accommodation laid out on ground, first and second floors.

PUBLIC AREAS

The front door opens into a hallway, with the main staircase leading to the upper floors rising ahead. To the right, Breakfast Room with decorative fireplace and exposed Cotswold stone wall, this room seating around 26. There is also a Residents' Lounge.

LETTING BEDROOMS

12 letting bedrooms (11 currently being let), to sleep 24 (1 four poster, 4 double, 4 zip and link twin or double, two single, and one family). All bedrooms have en suite facilities, three with shower, and nine with bath with shower over. All are equipped with colour television, radio alarm clock, tea and coffee making facilities, and hairdryer.

OWNER'S ACCOMMODATION

On the ground floor of the property is a sitting room, off which is a former bedroom, currently used as an office/spare bedroom, and which has an en suite shower room. Whilst this would be possible to use as a self-contained owners suite, our clients have chosen to also occupy a large double en suite bedroom on the first floor of the property. There is therefore the potential to let a total of 13 bedrooms.



SERVICE AREAS

Kitchen. Boiler room. Store/Utility room.

OUTSIDE

To the front, rear, and one side of the building there are a total of 14 marked car parking spaces, so that the hotel has sufficient space to accommodate all its guests' cars. Single garage currently used for storage.

SERVICES

Cotswold District Council, Cirencester 01285 643643.

Mains gas, electricity, water and drainage. Gas fired boilers supply central heating and hot water.

TRADE

Accounts for the year ended 30th March 2014 show net turnover of £150,124 from an 11 month season (closed in January) on which a trading profit, before finance and depreciation costs, internal rent and owners salaries of £108,081. Our clients estimate that the unlet single bedroom could generate an additional £9,000 of revenue, and with the costs already found, that should drop almost entirely to the bottom line, plus they take a food allowance from the business of around £1,000 per annum. Consequently, it would be possible to generate around £118,000 of profit from the business.

PRICE

£875,000 for the freehold property complete with goodwill and trade contents (according to inventory), but excluding personal items.

DIRECTIONS

From the centre of Bourton-on-the-Water take the road going west towards Cheltenham. The hotel can be found on the right hand side out about 400 yards.

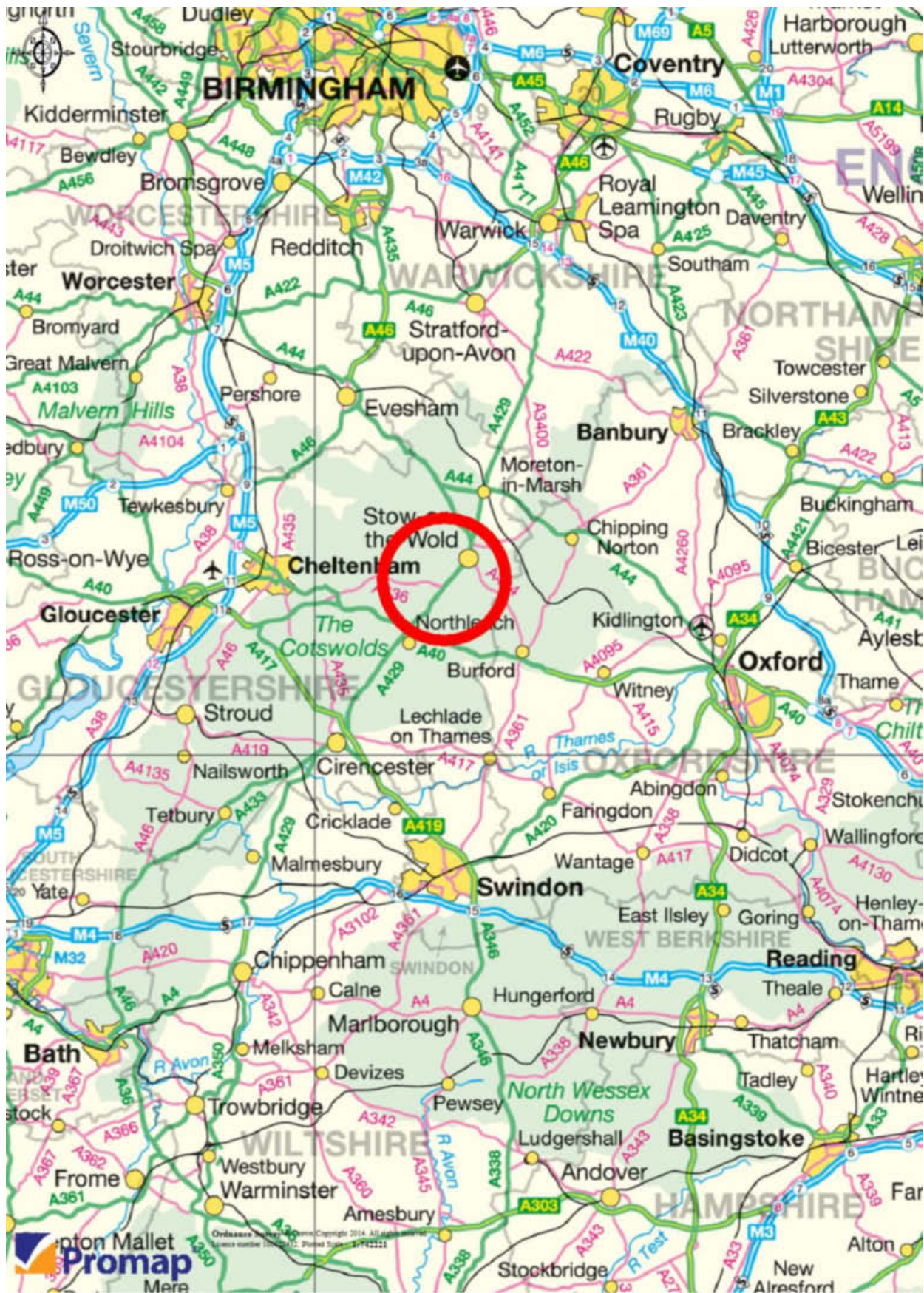
Stow-on-the-Wold, 4 miles, Burford 10, Broadwell 14, Chipping Camden 14, Cirencester 15, Cheltenham 15, Oxford 30, and London 91.

FINANCE

Colliers International is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

TO VIEW

All appointments to view MUST be made through the vendors' agents who are acting with sole selling rights.



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