



Yeovil Court Hotel Yeovil, Somerset

- Accommodation led 3* 79% hotel on the edge of town and country
- 30 letting bedrooms with over 60% of T/O from B&B
- Easy mainly commercial trade and space for more rooms
- Turnover £786,641 net of VAT

£1.5 million - Freehold

CONTACT US

Viewing is strictly by prior appointment with Colliers International through:

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Property Ref: Yeovil Court Hotel

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The Yeovil Court Hotel is a long established business that our client has grown over many years. It is an AA 3* 79% hotel with two AA Rosettes for its food, though the key driver is accommodation with more than 60% of its turnover coming from bed and breakfast. Yeovil Court Hotel is in a busy location on the A30 and being on the edge of town gives it a country feel while still being less than a mile away from many of the businesses it serves. Broadly speaking our client is at the property for six weeks and then takes another six weeks abroad, so he runs it with management which gives new owners a chance to enjoy the status quo or take the hotel forward by being more involved.

Yeovil is both a commercial and administrative centre in South Somerset with a resident population of around 40,000. It is a hub with the busy A303 linking east to west and the fabulous Dorset coast, the Jurassic Coast (a UNESCO world heritage site), only 18 miles to the south. Weymouth with its world class sailing and delightful harbour and beach is also nearby and RNAS Yeovilton and AgustaWestland Helicopters give the area a commercial edge. All in all there is a lot to see and do for a visitor.

Our client bought Yeovil Court in 1988 and he has more than doubled the number of rooms over the years and has refurbished most of the accommodation through the recession. He has focussed on the bedroom side of the business with meetings, functions and weddings being the natural extension to a business of this size and quality, but there is clearly scope in this direction. There is space to build some more rooms and some rough sketches are available with some ideas. Our client's work/life balance would be the envy of most hoteliers, with a manager looking after things while he takes time in semi-retirement. However, it's time to retire "properly", hence the sale.

PROPERTY

Originally a Georgian house by a busy coaching road, the hotel has been much expanded over the years, including a purpose built bedroom block with 12 of the room. The buildings are two storey, rendered with slate roves.

PUBLIC AREAS

The main building houses Reception, the stylish Bar and Restaurant, and the Function Suite making it very easy to manage.

LETTING BEDROOMS

30 letting bedrooms to sleep 56 (20 double/twin bedrooms, six suites and 4 single). One of the suites has two double sofa beds and will sleep up to six and several other bedrooms are large enough to take additional beds. 8 bedrooms are in the main building. All of the bedrooms are en suite; the majority have bathrooms with shower over the bath and a few rooms have separate baths and showers.

OUTSIDE

The hotel has an attractive garden with lawn, patio with flower boards with shrubs.

OWNER'S ACCOMMODATION

Our client lives off site and employs a night porter.

SERVICE AREAS

Kitchen, wash up, freezer store, walk-in cold room and stores. Laundry, storage for linen, housekeeping and spirits. There are offices to the rear of reception and in the bedroom annexe.

SERVICES

South Somerset District Council in Yeovil - 01935 462462

Mains gas, electricity, water and drainage. Gas heating and cooking.

PREMISES LICENCE

The property has a Premises Licence.



LISTINGS

AA 3 Star 79% with two Rosettes
www.yeovilhotel.com

TRADE

Abridged Trading and Profit and Loss accounts provided by our client's accountants show a turnover of £786,641 net of VAT. Of this about £500,000 comes from Bed and Breakfast so there is clearly scope for new owners who wish to pursue more function trade and to be more hands on.

PRICE

£1.5m for the freehold property complete with goodwill and trade contents, (according to inventory) but excluding personal items. Stock at valuation.

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.

DIRECTIONS

Sherborne 5 miles, Crewkerne 9, Wincanton 15, Dorchester 20, Taunton 23 and London 112.

The very busy A303 is about five miles to the northwest and the hotel is close to the junction of the A37 and the A30. From the A303 head towards Yeovil on the A3088 and turn right at the next three roundabouts. The hotel is on the left after 300yds.



Yeovil Court Hotel & Restaurant, 175 West Coker Road, Yeovil, Somerset, BA20 2HE



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