



## Charlton Kings Hotel Charlton Kings, CHELTENHAM, GL52 6UU

- A smart and prominently located Cotswold hotel
- 15 very well presented letting bedrooms
- The first hotel in Cheltenham from the east and in almost an acre of land
- Adjusted profits of £122,084 in Y/E March 2014

### CONTACT US

Viewing is strictly by prior appointment with Colliers International through:

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Offers over £1m - Freehold



If you are looking for a smart hotel in a great trading location, where you can make an extremely good profit from an easily run business, Charlton Kings Hotel could just be the one for you. Created virtually from scratch in the early 1990's, it is beautifully presented with stylish bedrooms and its bright and airy restaurant. Its prominent location on the A40 road just as you enter the outskirts of Cheltenham from the Oxford direction attracts plenty of passing trade to top up pre-booked business, thus ensuring high occupancy all year round.

Cheltenham is a booming town nowadays. The combination of its fine regency architecture and proximity to the M5 has helped it to become a very busy commercial centre and it is also a marvellous base for tourist visitors. The famous Cotswold villages are all just a short drive away and the town itself has excellent shops, the best of them on the well-known Promenade. The town's highlights of the year include the well-known International Music and Literature Festivals as well as the most important steeplechasing meeting of the year featuring the Cheltenham Gold Cup. There is always something going on and Cheltenham hotels are always much sought after.

Our clients bought the hotel in 2008 and have much enjoyed their time living in Cheltenham. Over the period of their ownership they have gradually reduced the scale of the food offer and this is restricted to resident guests only. The opportunity exists if that suits the new owner, to drive for much more food trade, the facilities and the position certainly make that possible.

## THE PROPERTY

The older part of the property was originally built as a house and its extension transformed it into the hotel you see today. It has accommodation laid out on ground and two upper floors, plus basement cellar.

## PUBLIC AREAS

Glazed double doors open into a smart Reception Lounge with a large fireplace and reception desk to one side. The Bar, seating 10, opens on to the Conservatory Lounge seating 10, with comfortable furniture. The attractive restaurant is arranged in two adjoining rooms with 30 covers.

## LETTING BEDROOMS

15 letting bedrooms to sleep 29 (12 doubles/twins, 1 triple, 2 singles) all en suite, 13 with full bathrooms, 2 with shower rooms. All bedrooms come equipped with flat screen TV's, tea and coffee making facilities and complementary toiletries. There is Wi-Fi throughout the hotel. Since November 2013 our clients have used two bedrooms for themselves ( a single and a double), giving a total of only 13 letting rooms being used. Prior to that date they used one room only. Clearly greater revenue could be generated if one, or even both, of these rooms were used for letting.

## OWNERS' ACCOMMODATION

The owners use two adjoining bedrooms for their own use, comprising superior double room with en suite bathroom, balcony terrace with an adjoining en suite single bedroom currently used as their lounge. These 2 rooms with adjoining door can revert to use for letting accommodation as two separate en suite rooms as mentioned above.

## SERVICE AREAS

Modern, well equipped kitchen. Laundry. Utility/store room. Walk in cellar.

## OUTSIDE

The hotel stands in approximately 0.95 acres of land, largely grass with mature trees and shrubs. The area immediately around the hotel is kept formally and the grounds border open countryside. Tarmacked driveway and car park.



## SERVICES

Cheltenham Borough Council 01242 262626.

Mains gas, electricity, water, drainage. Gas fired boiler supplies heating and hot water.

## PREMISES LICENCE

A premises Licence is held.

## WEBSITE

[www.charltonkingshotel.co.uk](http://www.charltonkingshotel.co.uk)

## TRADE

Profit and loss accounts supplied by our clients for the year ended 31st March 2014 show sales of £278, 958 excluding VAT, with a trading profit before finance and depreciation of £113,721.

However there was exceptional expenditure on repair and renewal (almost £20,000) in that year amounting to some 7% of revenue. A more standard level of repair would be 4% typically and adjusted for that the profits rise to £122,084.



## PRICE

Offers over £1 million for the Freehold 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

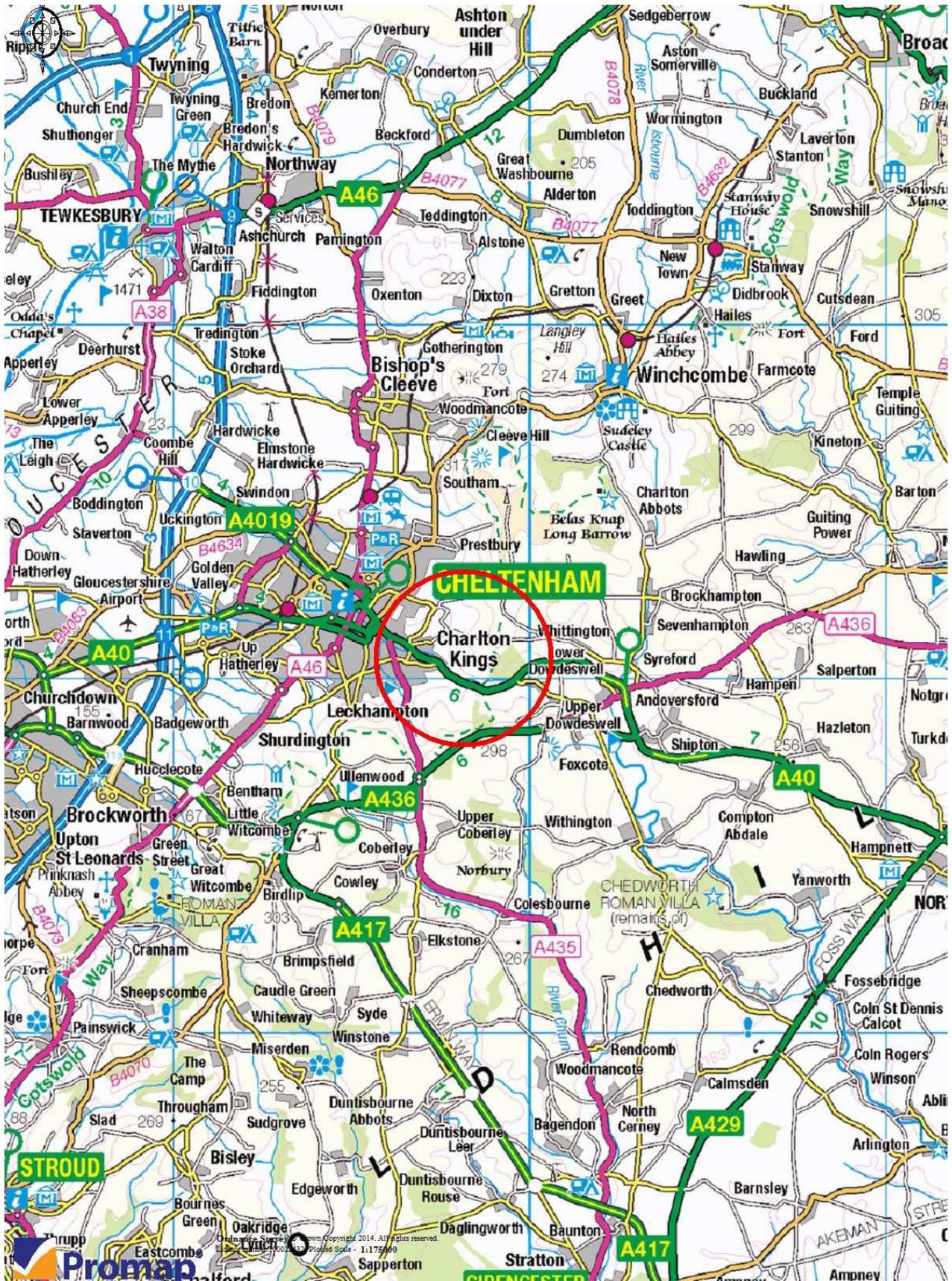
All appointments to view MUST be made through the vendors' agents who are acting with sole selling rights.

## DIRECTIONS

M5 (Junction 11) 5 miles, Gloucester 11, Cirencester 15, Broadway 19, Stratford-upon-Avon 30, Oxford 40, Birmingham 50, London 97.

From the centre of Cheltenham take the A40 towards Oxford and the hotel will be found on the right hand side, the last property in Charlton Kings just before you reach open countryside.





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# Energy Performance Certificate

Non-Domestic Building



Charlton Kings Hotel  
London Road  
Charlton Kings  
CHELTENHAM  
GL52 6UU

Certificate Reference Number:  
0930-9977-0317-4060-8040

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient

A+

.....Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

◀ 75

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

## Technical Information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 630  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 163.65

## Benchmarks

Buildings similar to this one could have ratings as follows:

34 If newly built

91 If typical of the existing stock

## Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

## Administrative Information

This is an Energy Performance Certificate as defined in SI 2007:991 as amended.

<b>Assessment Software:</b>	DesignBuilder SBEM v3.0.0 using calculation engine SBEM v4.1.e.5
<b>Property Reference:</b>	941778640000
<b>Assessor Name:</b>	Katie Price
<b>Assessor Number:</b>	QUID202388
<b>Accreditation Scheme:</b>	Quidos Ltd
<b>Employer/Trading Name:</b>	Compliance365
<b>Employer/Trading Address:</b>	6 Mariner Court Calder Park Wakefield WF4 3FL
<b>Issue Date:</b>	15 Jul 2013
<b>Valid Until:</b>	14 Jul 2023 (unless superseded by a later certificate)
<b>Related Party Disclosure:</b>	Not related to the owner.

Recommendations for improving the property are contained in Report Reference Number: 9944-4063-0771-0800-0791

## If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Department's website at [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd), together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

## Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.