



## 38 St Giles Norwich

- Elegant Georgian town house B&B in an enviable city location
- 7 exquisite letting bedrooms along with owners' suite
- Wealth of retained character compliments luxury appointments
- Healthy turnover of £176,075 to 31 October 2013 showing strong profits

**Offers based on £950,000 -  
Freehold**

## CONTACT US

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"This town house B&B is sheer class" wrote a Guardian travel reporter following her stay at 38 St Giles. Opened in late 2007 following a complete refurbishment, the elegant Grade II listed Georgian façade conceals seven boutique letting bedrooms, together with a suite for owners and a real bonus in city locations, a private garden. The business exudes quality such as Bang & Olufsen televisions and this contrasts with many areas of retained character including tall ceilings, exposed floor boards and decorative mouldings, recognised by its 5 star Visit Britain (Gold Award) grading and was a previous winner of Chanel 4's Four in a Bed.

It would be hard to improve the location of 38 St Giles - a premier address close to the hub of the city, walking distance from excellent independent shops, The Theatre Royal and numerous restaurants. Norwich is the capital of East Anglia. There is a vibrant leisure industry as well as being home to extensive commercial and nationally-known businesses such as Aviva which is a stark contrast to the cobbles streets and 12th Century castle.

Our clients have run the business successfully since its concept. Originally three letting bedrooms when it opened and developed over the next few years to today's model. Through hard work and excellent marketing, the business has gone from strength to strength. Turnover has risen year-on-year, my clients having previously created, developed and subsequently sold many other businesses, now they feel it is time to move on and look for the next challenge. This presents an excellent opportunity for new owners to capitalise on the hard work already done and enjoy not only the rewards that this successful business produces but an excellent home in a highly desirable location.

## THE PROPERTY

The property is understood to have been built in the mid-18th Century and is Grade II listed. Accommodation is provided on lower ground, ground and two upper floors.

## PUBLIC AREAS

Directly from St Giles, there is an entrance vestibule with striking chequer board-style black and white ceramic floor tiles. This in turn leads to the main reception hall from which there is a stunning staircase ascending to

the upper floors. To the right is a light and elegant breakfast room with large windows to the courtyard, exposed floor boards and moulding panels to the walls.

## LETTING BEDROOMS

7 letting bedrooms in total including 1 suite. All have luxury en suite facilities and are equipped with Bang & Olufsen television, tea and coffee making facilities and central heating. The bedrooms are exceptionally well furnished in keeping with a building of this ilk.

## OWNERS SUITE

There is a suite for the owners, which consists of a large drawing room which in turn leads to an impressive double bedroom with en suite and is located on the first floor, accessed from a secondary staircase. There is a further sitting room cum office located on the ground floor, directly behind the kitchen from which there are French doors leading to a private rear garden.

## SERVICE AREAS

Good size kitchen and on the lower ground floor, the cellar has been utilised as a laundry and store. There is a toilet off the kitchen for owners and staff and also a guest toilet off the main reception hall.

## OUTSIDE

A delightfully enclosed garden having a wooden timber sun deck from which steps lead up to a raised garden, predominantly laid to lawn and enclosed on all sides. There is also a courtyard area which extends to the side of the property as a continuation of the entrance vestibule.

## SERVICES

Norwich City Council 0344 980 3333.  
Mains gas, water, drainage and electricity.



## 2014 LISTINGS

Visit Britain – 5 Star Guest Accommodation (Gold Award)  
Visit Britain – Breakfast Award  
Michelin Guide  
Alistair Sawday's  
The Good Hotel Guide  
I Escape  
The Times - 6 of The Best (B&B)

## WEBSITE

[www.38stgiles.co.uk](http://www.38stgiles.co.uk)

## TRADE

Profit and Loss Accounts for the year ended 31 October 2013 show a turnover of £176,075 on which there was a healthy profit.

Further information is available on request to bona fide interested parties.

## PRICE

Offers based on £950,000 for the freehold property complete with goodwill and trade contents (accordingly to inventory), 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

Number 38 can be found on the left hand side of St Giles some 50 meters or so from the NCP car park on the opposite side.







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# Energy Performance Certificate

38 St. Giles Street, NORWICH, NR2 1LL


**Dwelling type:** Mid-terrace house  
**Date of assessment:** 13 May 2014  
**Date of certificate:** 13 May 2014

**Reference number:** 9978-9049-7285-2534-3964  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 383 m<sup>2</sup>

## Use this document to:

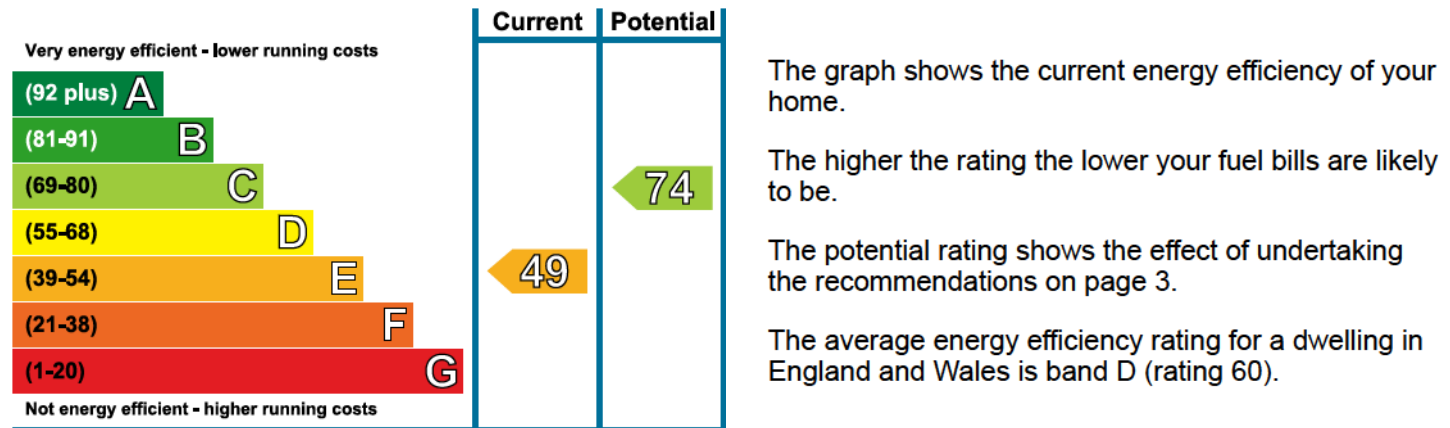
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 12,102</b>
<b>Over 3 years you could save</b>	<b>£ 5,334</b>




Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 648 over 3 years	£ 408 over 3 years	
Heating	£ 11,019 over 3 years	£ 5,976 over 3 years	
Hot Water	£ 435 over 3 years	£ 384 over 3 years	
<b>Totals</b>	<b>£ 12,102</b>	<b>£ 6,768</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 222	
2 Internal or external wall insulation	£4,000 - £14,000	£ 2,970	
3 Floor insulation	£800 - £1,200	£ 348	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.