



FOR SALE

BARONS COURT HOTEL

WOLVERHAMPTON

- Attractive 13 bedroom bed and breakfast hotel
- Grade II listed arts and crafts building
- Drawing room (14) breakfast room (20)
- Attractive private accommodation, car parking (13) and gardens
- A fantastic opportunity – must be viewed

**Offers in the region of
£550,000 – Freehold**

CONTACT US

Viewing is strictly by appointment through Colliers.

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BARONS COURT HOTEL

142 GOLDTHORN HILL, WOLVERHAMPTON. WV2 3JE



Originally constructed in 1909 during the Edwardian period and designed by renowned local architect William Miller in the arts and crafts style, the Barons Court Hotel is an attractive and successful bed and breakfast hotel. With its 13 en suite letting bedrooms and delightful public rooms, the business has a loyal clientele attracted by not only the good value accommodation but also the characterful feel of the property. The Barons Court Hotel is a refreshing alternative to the modern budget hotels prevalent today.

Barons Court Hotel is conveniently situated on the A4039 Goldthorn Hill just a mile south of Wolverhampton city centre an easy drive or brisk walk away. Having as it does the benefit of its own 13 space car park, the location has proved popular with customers looking for a quiet haven with parking yet convenient for the commercial and leisure hub of the city.

The business has been in the current ownership for the past 15 years. Whilst initially run by the owner, in recent years the hotel has been run under management. Whilst still profitable and successful, the owner has taken the reluctant decision to sell the business to pursue other interests. As a result, this sale represents an ideal opportunity for new owners to either continue running under management, or alternatively take a more hands on approach and increase profitability by reducing management and wage costs

THE PROPERTY

A Grade II spot-listed period building dating back to 1909 with additions constructed in 1913, the property is of traditional brick construction beneath a tiled pitched roof.

PUBLIC AREAS

An entrance door and porch to the rear leads from the car park through to an attractive entrance hall and the public areas beyond. To the right of reception is a beautiful drawing room with wood panelling, parquet flooring and a

number of original period features including an attractive fireplace. To the left of reception there is a separate breakfast room with free standing tables and chairs to accommodate between 15 and 20.

LETTING BEDROOMS

The hotel has 13 en suite letting bedrooms (6 doubles 4 twins and 3 singles). The bedrooms have the benefit of tea and coffee making facilities, television, Wi-Fi and en suite facilities.

ANCILLARY AREAS

A ground floor trade kitchen with a range of equipment together with ample work areas and storage.

PRIVATE ACCOMMODATION

Currently occupied by the manager, the private accommodation consists of an attractive ground floor lounge together with a mezzanine double bedroom and bathroom.

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OUTSIDE

To the rear of the property is a tarmac car park with spaces for 13 vehicles. There is also an attractive hotel garden with lawn area and well stocked shrub borders and beds.

SERVICES

Mains water, electricity, drainage, gas central heating and Wi-Fi throughout the building.

TRADE

Accounts supplied for the period 12th August 2016 to 31st August 2017 show an adjusted profit of £21,273 from a turnover net of VAT £143,141. It is worth noting that during this period wages were £45,742 and given the fact that the vast majority of hotels of this size and profile are run by the owners themselves, a more hands on approach would clearly result in greater profitability.

FINANCE

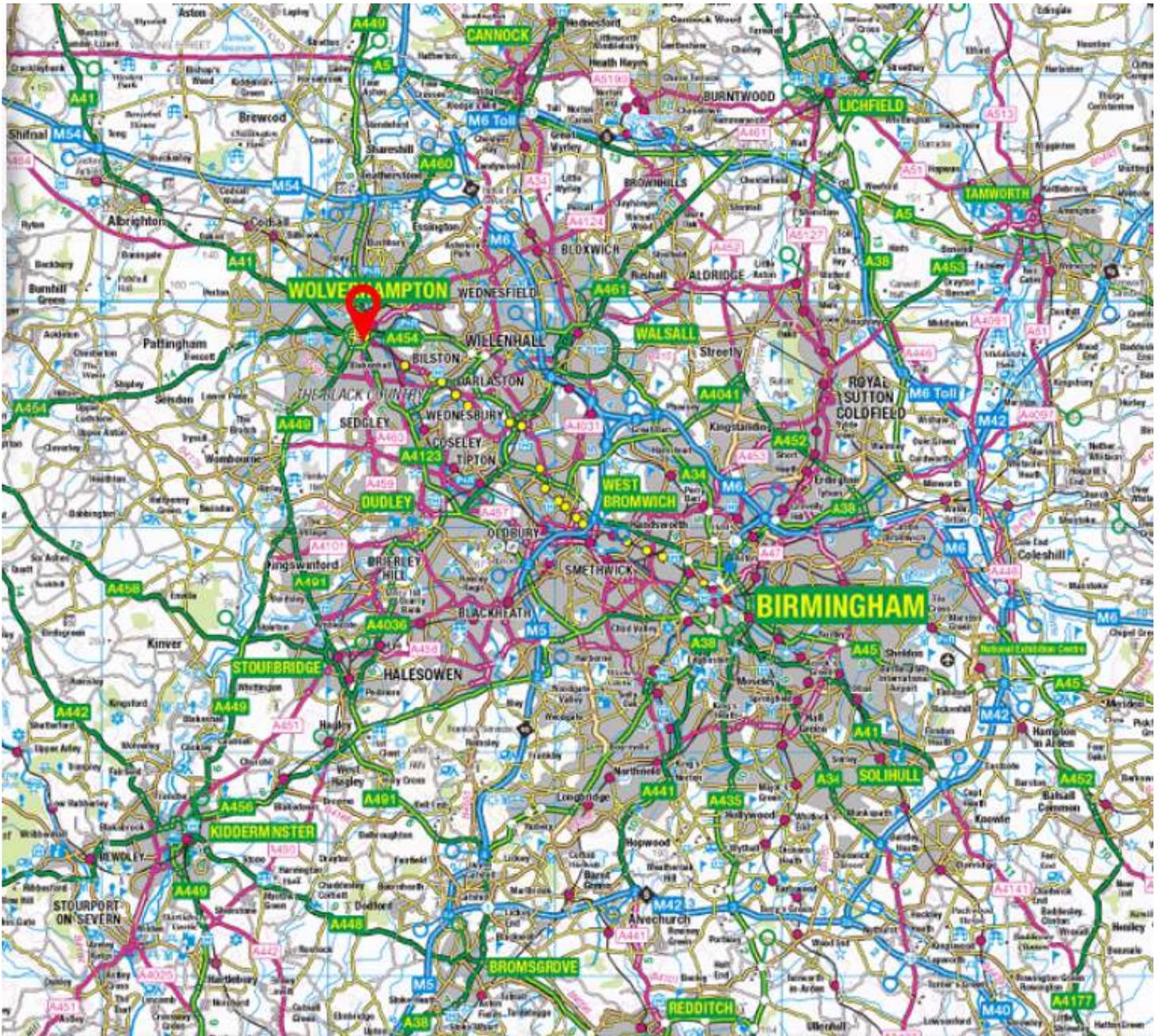
Colliers International is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender of broker involved.

TO VIEW

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

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FURTHER INFORMATION

For further information or to arrange an inspection of the property, please contact:



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