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APEX
BUSINESSSALES

3 Bank House
High Street
Wrotham
Kent TN15 7AE

FOLKESTONE - KENT

FREEHOLD

GUEST HOUSE



- ◆ 10 LETTING ROOMS
- ◆ MODERN 3 BED OWNER/MANAGERS FLAT
- ◆ CAR PARK
- ◆ GARDEN
- ◆ IMMACULATE THROUGHOUT

PRICE

FREEHOLD £900,000

or £650,000 WITHOUT FLAT

REF: R424

LOCATION

These imposing semi detached premises occupy a prominent trading position fronting a busy main road, 200m from the rail station and town centre. The harbour and seafront are 1 mile distant and the Eurotunnel terminal is approx 3 miles distant.

BUSINESS

This is a very well established concern which has been in the present hands for 9 years and which is now only being marketed as a result of the Vendors wish to retire. This is primarily a commercial Guest House benefiting from an increase in trade during summer months. Tremendous potential exists for the introduction of breakfast trade and more online marketing.

TURNOVER

To be disclosed to interested applicants.

PREMISES

Imposing Semi Detached premises. Entrance Hall: Owners/Managers Room: Kitchen: fully equipped. (Not used at present - could be converted into an additional Double Bedroom) Sep W.C:

LETTING ACCOMMODATION - The premises benefit from full gas fired central heating and replacement double glazing. All rooms have colour televisions, tea and coffee making facilities and are decorated to a high standard. Arranged over 3 floors: Comprising: 3 Double Rooms: with Shower ensuite. 1 Triple room: with ensuite. 1 Family Room: with double and 2 singles with shower ensuite. 1 Family Room: with double, single and bunks with shower ensuite. 1 Triple room: double and single with W.C and w/basin. 1 Single room: with W.C and w/basin. 1 Single room: with w/basin. Note: The premises could be rearranged to provide 10 letting rooms. OUTSIDE – Car Park: with 6/7 parking spaces. Garden: with well maintained flower and shrub borders to side and rear of premises.

OWNERS/MANAGERS FLAT

Modern three-bedroom owner's apartment, located on the lower ground floor. This private accommodation provides generous living space, offering a clear separation between business and personal use. The apartment is well suited for owner-occupiers and could also present alternative options for management or staff accommodation, subject to requirements.

OBSERVATIONS

The premises benefit from Gas fired central heating, replacement UPVC double glazing and are decorated to a high standard.

TENURE

Freehold

EPC RATING

Band D

BUSINESS RATES

Nil payable 24/25

PRICE: £900,000 (Freehold)

Ref: R424

(or £650,000 without the 3 bed lower ground floor flat)

Viewing strictly by appointment through Apex Business Sales

These particulars are believed correct but should be verified prior to purchase and must not be construed to form part of any contract. All negotiations to be conducted through Apex Business Sales and the acceptance of these details constitutes a contract to this effect. A deposit is required to hold any business and references are required to purchase leasehold properties.