

Swiss Court Guest House

- 6 en suite guest bedrooms & owners accom.
- Mountain views from all windows
- Excellent trading location, year-round trade
- PC for guest house or holiday let use
- Easily managed lifestyle business
- Town centre location with car parking. Energy Rating B

25 Bank Street, Keswick, CA12 5JZ

Freehold: £695,000 - Offers Invited

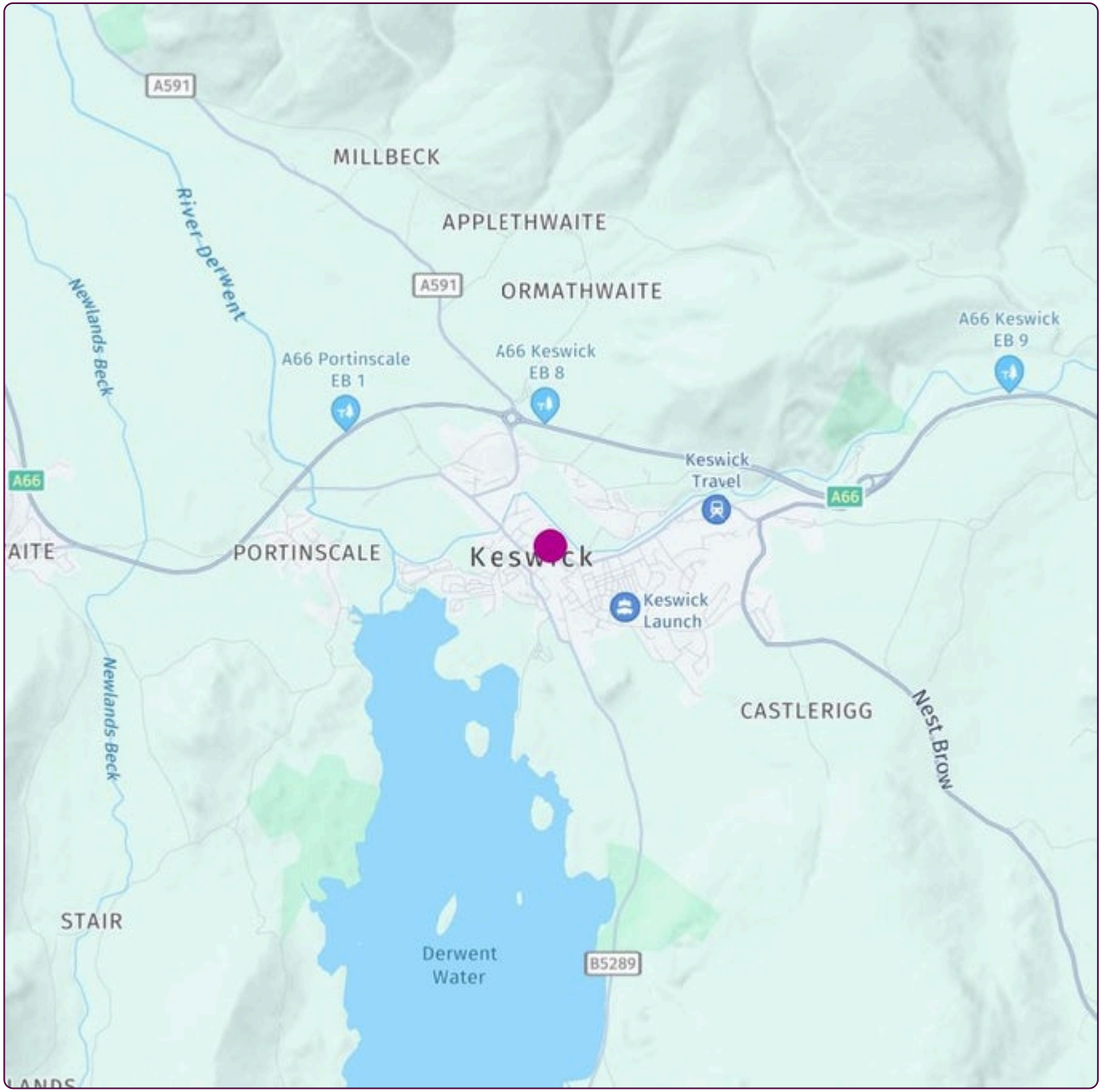
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LOCATION

Swiss Court Guest House has a prime location in the centre of popular tourist town Keswick, just a stone's throw from shops, cafes, restaurants, bars and the bustling market square and only a few minutes' walk from the shores of Derwentwater.

Located in the heart of the Lake District National Park, an area that receives over 18 million visitors per year, leisure visitors are drawn to the beautiful scenery, rich heritage and excellent food and drink offering.

This popular, easily managed guest house benefits from a strong year-round trade, is presented to a very good standard to offer comfortable accommodation which is reflected in the excellent reviews (5* Google Reviews and 4.9 Trip Advisor), regular and repeat business and recommendations.



DESCRIPTION

This well located and well established guest house is in the heart of Keswick's main tourist area.

The guest accommodation is complemented by comfortable two-bedroom owners' accommodation, garden, double garage and private parking.

INTERNAL DETAILS

Swiss Court is a well presented, mid-terrace, Victorian residence, in an elevated position looking across the town to the beautiful Lakeland skyline beyond.

Steps lead from the parking area to the front door that opens to the porch and beyond the hallway linking the breakfast room, that has a large bay window, to the kitchen and the owner's accommodation.

OWNER'S ACCOMMODATION

The two-bedroom owner's accommodation is located on the ground floor and first floor and includes a separate entrance. The accommodation comprises of:

- Living Room
- Kitchen
- Two double bedrooms (one with en suite shower room)
- Family bathroom
- Utility room

The kitchen is well equipped with fitted units, Rangemaster hob, fridge, freezer and dishwasher.






VACANCIES



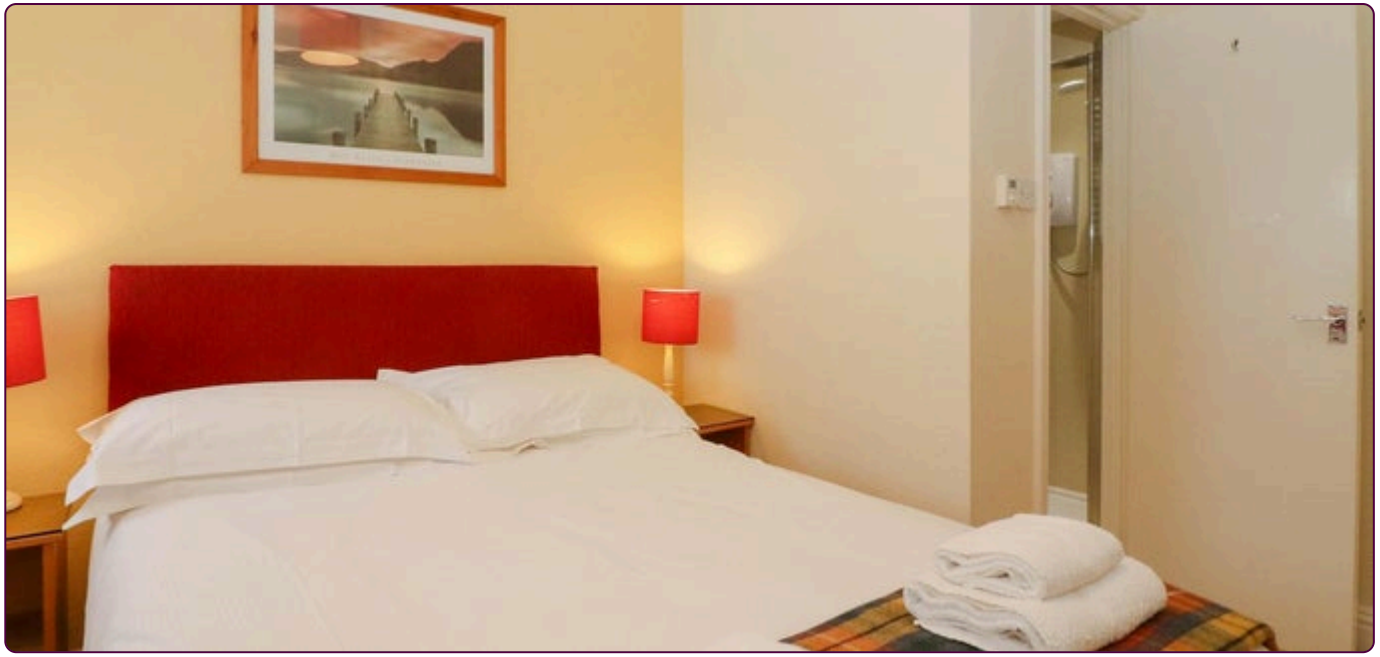


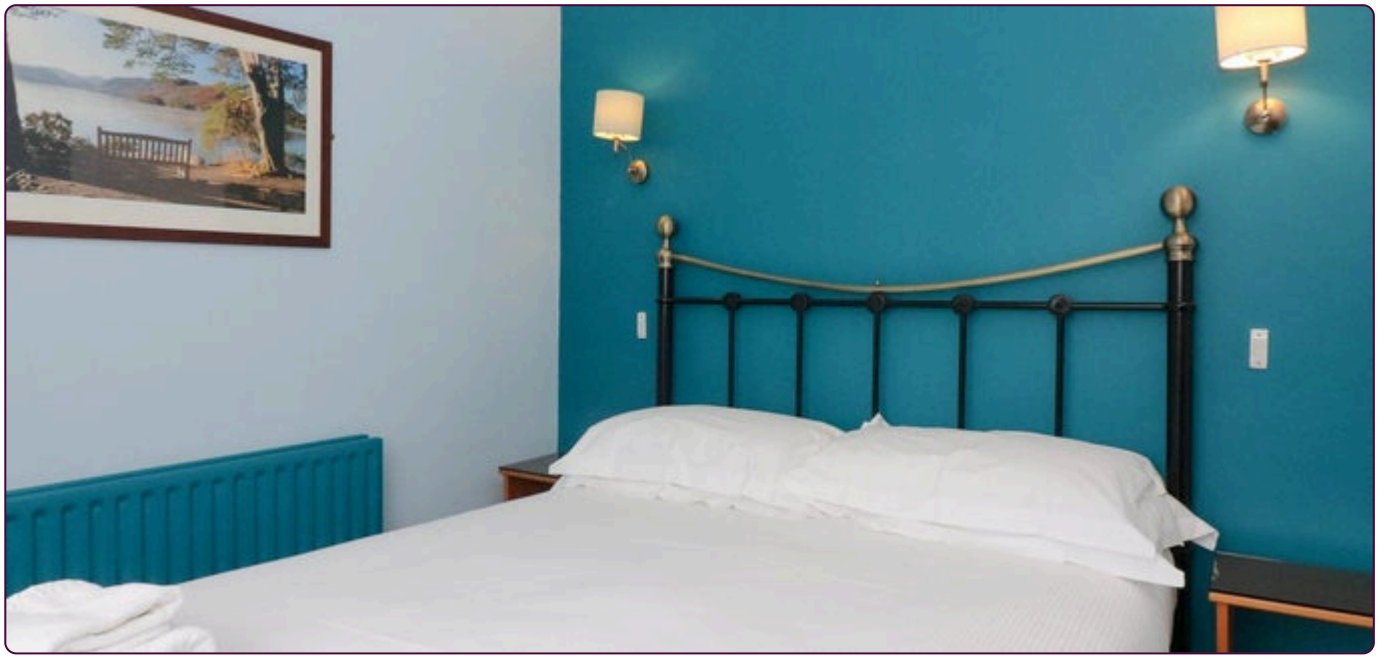


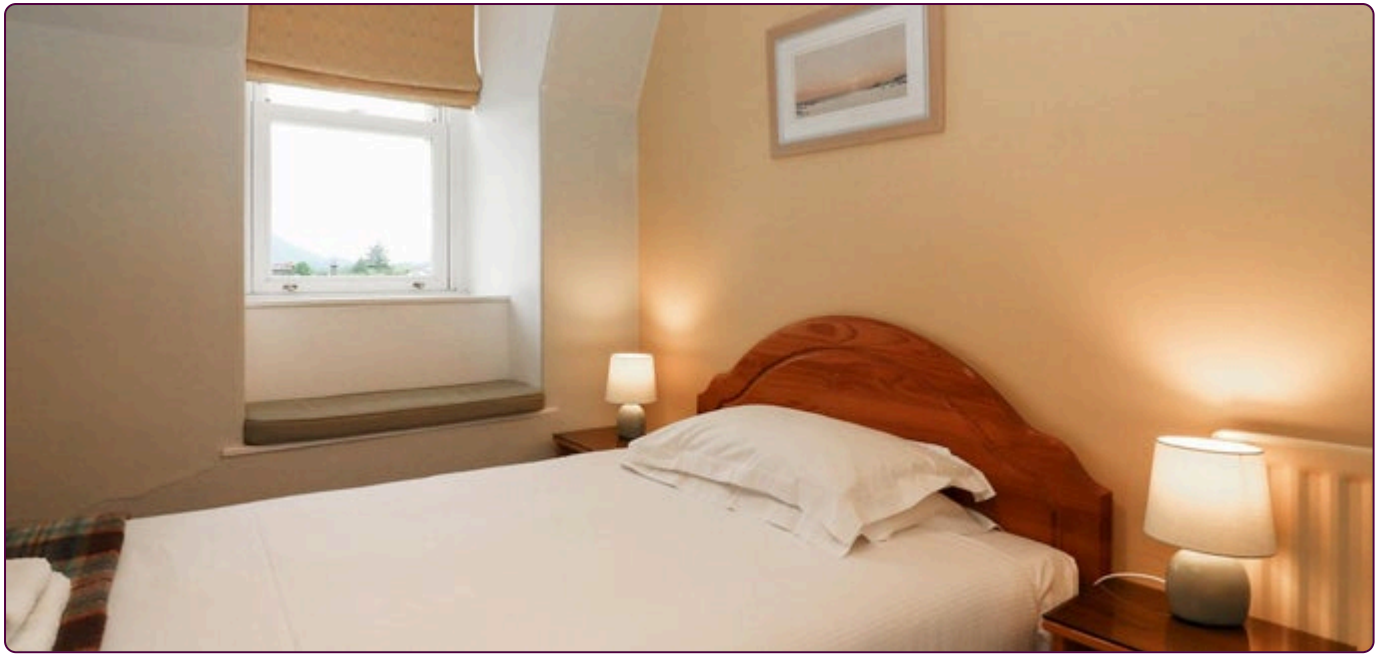
LETTING ACCOMMODATION

The six guest bedrooms are located on the first and second floors. All vary in size, are well presented and welcoming.

First Floor
• Single room with en suite shower room • Suite with double bedroom, sitting room & en suite bathroom. This suite was originally two double bedrooms and could easily be converted back into two double rooms, both with en suite.
Second Floor
• Three double rooms with en suite shower rooms • Small double room with en suite shower room













EXTERNAL DETAILS

To the rear of the property is a lawned garden with patio, well planted borders and a summer house.

To the rear of the property is a detached double garage.

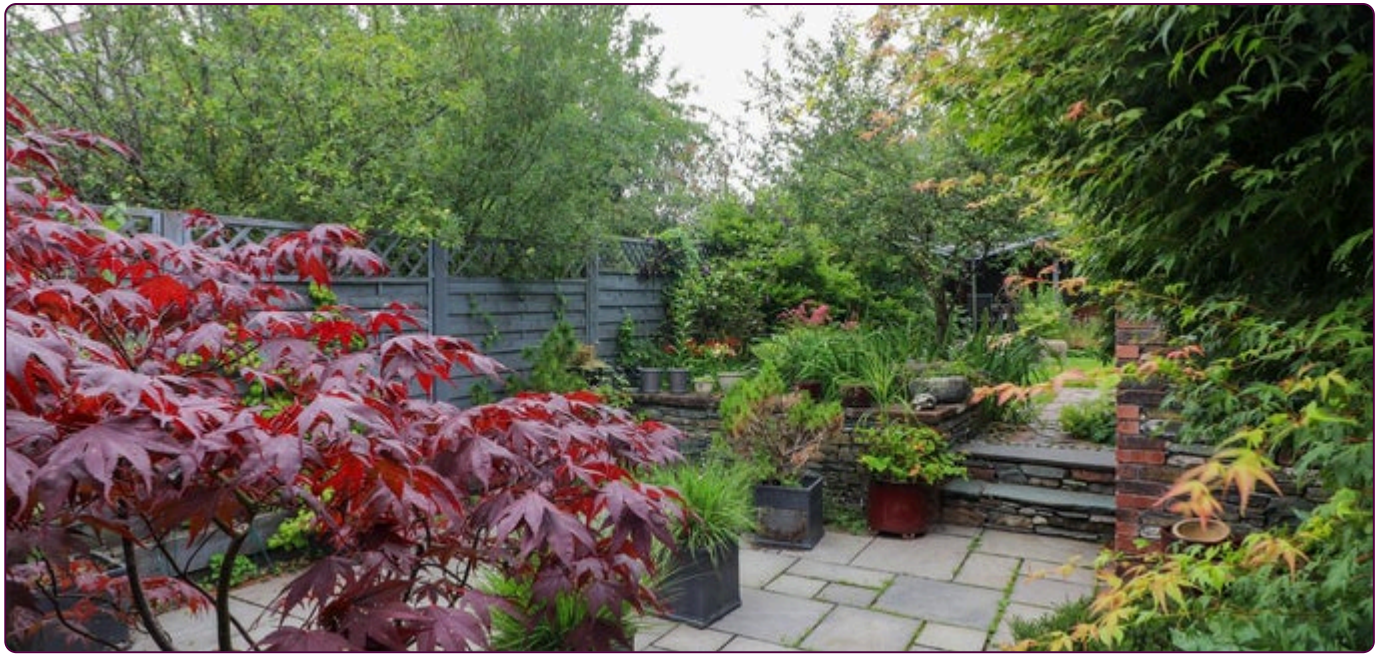
To the front of the property there are three private parking spaces.

THE OPPORTUNITY

This well established and very popular guest house has been owned by the same family for over 13 years, and they are now looking to pass the business over to new owners. The guest house has an excellent reputation for the warmth of the welcome, comfortable accommodation and benefitting from being one of the most centrally located guest houses in Keswick. This is a turnkey opportunity for a new owner to run the property either as a guest house or holiday let.

The business is currently trading successfully as a guest house however the owners choose to operate below the VAT threshold. There is, therefore, scope to improve the current business performance by extending the opening and increasing the room count by converting the suite on the first floor into two separate double en suite bedrooms.

Alternatively, a change of operation to a single unit holiday let would allow a new owner to be hands off from the day-to-day operation, passing the running to a holiday cottage letting agent and operating the property as investment income.





TRADING INFORMATION

The business has been traded as an owner operated guest house, however the owner has recently applied for planning consent to operate Swiss Court as either a guest house or a standalone holiday let, thereby allowing the option to operate the business to meet the strong demand for quality guest house accommodation or the significant and growing demand for large single unit holiday lets. Currently trading as a guest house, the average room rate is circa £110 per night.

When trading as a standalone, single, self-catering unit, the owner would target a gross rental income of circa £150,000 per year with the opportunity to grow this further as the business becomes more established within this sector.



















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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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