

Roseleigh Guest House

19 Broad Walk, Buxton, Derbyshire, SK17 6JR

Freehold £1,225,000





BUSINESS SUMMARY

- Grade II Listed property dating back to 1871
- 4AA Gold Star Rated guest house
- 14 letting bedrooms
- Net sales c. £257,000 per annum
- Fabulous town centre location in tourism hot spot
- Located adjacent to the Buxton Pavilion Gardens
- 5 bedroom owner's accommodation
- EPC Exempt

LOCATION

Roseleigh Guest House is superbly located on Broad Walk in the Derbyshire spa town of Buxton.

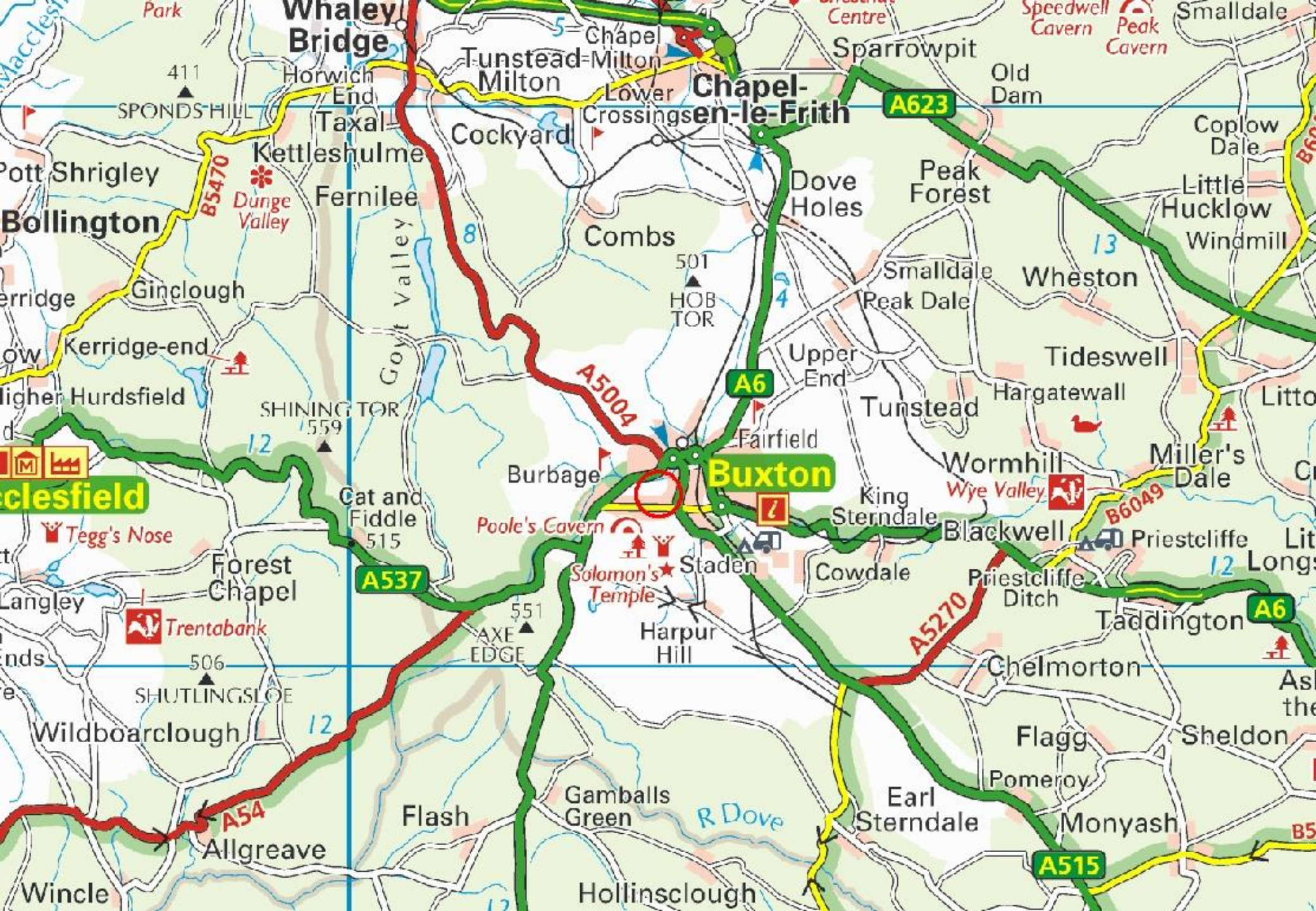
Buxton itself is located approximately 28 miles south-east of Manchester, 24 miles south-west of Sheffield and 34 miles north-west of Derby. The town is also situated on the edge of the Peak District National Park.

The property fronts onto the historic Buxton Pavilion Gardens, which comprises 23-acres of landscaped public park, leisure lake and play areas. It is an ideal location for a variety of relaxing outdoor family activities. Buxton Opera House adjacent to Pavilion Gardens hosts events throughout the year. The Broad Walk runs alongside the Pavilion Gardens, offering a popular pedestrian route into the heart of Buxton and the attractions it offers.

Photo Credits

Buxton Crescent © Phil Sproson, Solomons Temple Sunrise Buxton © Phil Sproson
Mam Tor © Phil Sproson





Whaley Bridge

Chapel-en-le-Frith

Buxton

Bollington

Clesfield

Tunstead
Milton

Sparrowpit

Old Dam

Speedwell Cavern
Peak Cavern

411

SPONDS HILL

Horwich End

Cockyard

Lower Crossings

Dove Holes

Peak Forest

Old Dam

Coplow Dale

Little Hucklow

Windmill

Ginclough

Fernilee

Combs

501
HOB TOR

Smalldale
Peak Dale

Wheston

Kerridge

Kerridge-end

Taxal

SHINING TOR
559

A5004

A6

Upper End

Tunstead

Tideswell

Hargatewall

Higher Hurdsfield

Burbage

Fairfield

Upper End

Tunstead

Smalldale

Tideswell

Wormhill

Miller's Dale

Clesfield

Tegg's Nose

Cat and Fiddle
515

Poole's Cavern

Solomon's Temple

Staden

King Sterndale

Wye Valley

Priestcliffe

Langley

Forest Chapel

A537

551
AXE EDGE

Harpur Hill

Cowdale

Priestcliffe Ditch

Taddington

Wildboardclough

SHUTTINGSLOE
506

551
AXE EDGE

Harpur Hill

Cowdale

Priestcliffe Ditch

Taddington

Chelmorton

Flagg

Pomeroy

Earl Sterndale

Monyash

Wincle

Allgreave

Flash

Gamballs Green

R Dove

Hollinsclough

A515

B5

DESCRIPTION

This Grade II Listed Victorian property dates back 1871 and is a four-storey property of stone construction. Set on the edge of the historic Pavilion Gardens, this well established and reputable guest house enjoys an AA 4 Star Gold Award Rated status and has featured in the Good Hotel Guide for the last seven years, 2018 - 2024. The majority of guests are visitors to Buxton and the Peak District National Park.

The business comprises fourteen guest bedrooms, twelve of which have en suite facilities, whilst the two single bedrooms each have their own separate private bathroom.

Additional accommodation includes a guest sitting room, dining room (24), catering kitchen and stores.

The self-contained owner's accommodation is comprised of five bedrooms, bathroom and storage area. This could be converted to additional letting bedrooms.



INTERNAL DETAILS

Internally you are greeted by an elegant entrance hall, a spacious room giving a feeling of grandeur. From here you have access to two ground floor public areas, the cosy yet spacious guest sitting room with impressive bay window overlooking the lake and park and the breakfast/dining room, again a sizeable room with ample space for a number of covers.

THE ROOMS

Spaced across the ground, first, second and third floors are 14 letting bedrooms, all are of good proportions with twelve having the benefit of en-suite facilities. The other two each benefit from their own respective separate private bathroom. All rooms include hospitality trays, flat screen televisions and hairdryer.





EXTERNAL DETAILS

There is a car park to the rear of the property for 10 vehicles.

OWNER'S ACCOMMODATION

The private accommodation comprises five bedrooms. Three of the bedrooms and the bathroom are located at first floor level and are accessed via a staircase at the rear of the premises. The two additional bedrooms are located at a lower floor level. The ground floor level includes the catering kitchen, lounge and office.

THE OPPORTUNITY

Having been owned by our clients since 1998, Roseleigh Guest House has developed a strong reputation with its loyal customer base. This is evidenced by the business' five-star Tripadvisor rating, and also being listed in the Good Hotel Guide for the last seven years (2018-2024).

New owners will have the opportunity to build on this and potentially develop the food offering which is currently breakfast only, to include lunch, dinner and afternoon tea. Furthermore, the spacious owner's accommodation could provide additional letting accommodation.

TRADING INFORMATION

For the year ended 30th April 2023 the business produced a turnover of £257,018 and an adjusted net profit of £90,000.

Further trading information will be made available to genuinely interested parties who have viewed the premises.

FIXTURES & FITTINGS

Fixtures and fittings are included, with the exception of items that are personal to our clients.

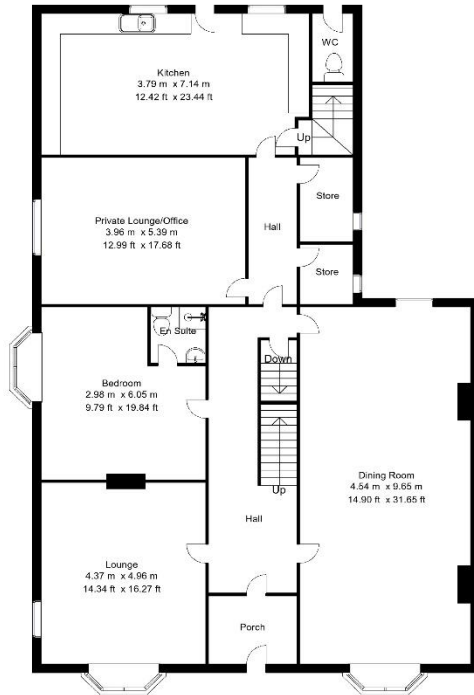
Photo Credits

Winnats Pass © Phil Sproson

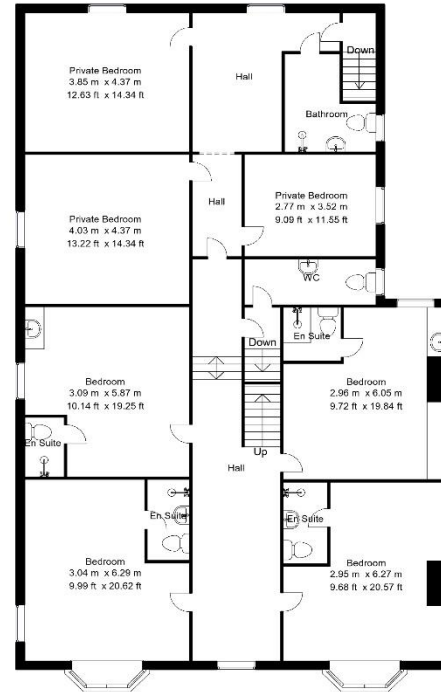
Buxton Opera House © Buxton Opera House



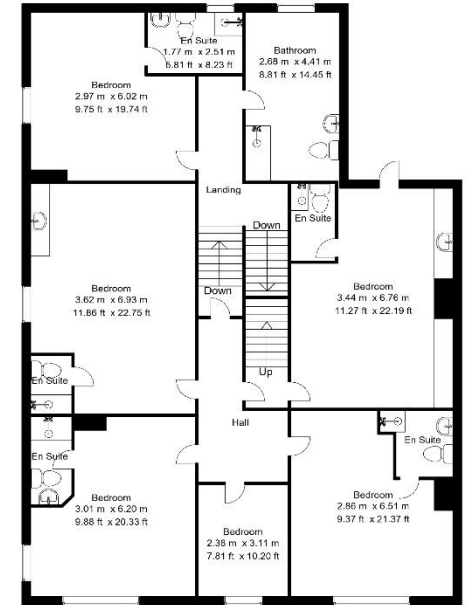
Ground Floor
179Sq.m/ 1931.31Sq.ft
Approx



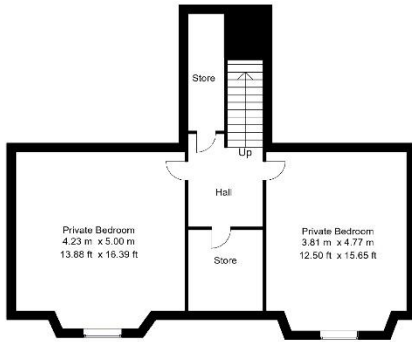
First Floor
185Sq.m/ 1931.31Sq.ft
Approx



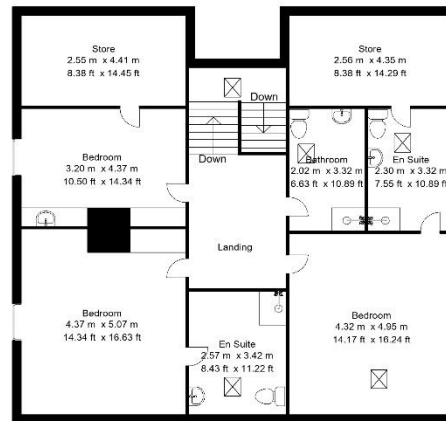
Second Floor
166Sq.m/ 1787.65Sq.ft
Approx



Basement
60Sq.m/ 649.86Sq.ft
Approx



Third Floor
124Sq.m/ 1331.44Sq.ft
Approx



Outbuilding
12.99Sq.m/139.94Sq.ft
approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.



Lake

1 to 15
Sandringham Court

Manse

+ 304.2m

ST JAMES' TERRACE

+ 299.0m

Wanwick Hall

The Old
Stables

Torr St
Mews

+ 311.2m

ST JAMES' STREET

19

Buxton
Health Centre

Clinic

+ 314.2m

Stewart
Medical

Promap

VIEWING

No direct approach may be made to the business. For an appointment to view, or for further information, please contact:

Sam Roberts

Broker – Hotels

Mobile: +44 7764 241 321

Email: sam.roberts@christie.com



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