



The Lawns Guest House

Ref: 5740634

93-97 London Road, Retford, Nottinghamshire, DN22 7EB

Freehold: £1,050,000

Well presented guest accommodation property

Turnover c. £200,000 with growth potential

18 en-suite letting bedrooms

Good sized car park

Managers's accommodation

Suitable for alternative uses (STP). Energy Rating D



The Lawns Guest House represents a three-storey property of traditional rendered brick construction under pitched tiled roofs with a single-storey extension to the rear.

The property comprises a well presented 18 bedroom guest house with communal kitchen facilities, an office and ancillary space.

Externally, there is car parking to the front and rear of the premises for approximately 15 vehicles.

Location

The Lawns Guest Accommodation is situated on the A638 London Road in the Nottinghamshire market town of Retford.

Retford itself is located approximately 26 miles east of Sheffield, 30 miles north of Nottingham and 24 miles north west of Lincoln.

The town is ideally located for exploring everything the surrounding area has to offer, including the historic cathedral city of Lincoln, Rufford Abbey and Welbeck Abbey. Retford train station is less than a mile away and provides direct rail access to London.

The Opportunity

A rare opportunity to acquire a substantial freehold property on the desirable London Road in Retford. New owners will have the opportunity to increase revenue by reviewing current room rates and embracing the current popularity of the UK staycation market.





Internal Details

Occupying 93-97 London Road, the property comprises 18 well presented en suite letting bedrooms, each with television and tea/coffee making facilities. There are two communal domestic kitchens located at ground floor level, along with an office, laundry room and WC.

Additionally, the property has been extended to the rear to provide an additional en suite letting room with kitchenette, which is currently used as manager's accommodation.

Fixtures & Fittings

We understand that the trade fixtures and fittings are owned outright and will be included within the sale.

External Details

There is a gravelled car park for approximately 15 vehicles. Additionally, there is an enclosed garden area to the rear of the premises.

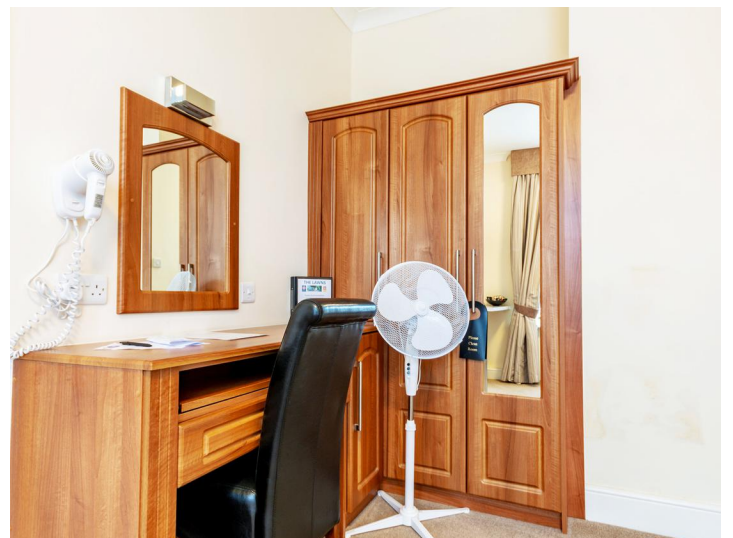
Owner's Accommodation

There is a letting room with kitchenette, located in the ground floor rear extension, which is currently utilised as manager's accommodation.

Trading Information

For the year ended 31st March 2019 the business produced net sales of £197,041. Further trading information will be made available to genuinely interested parties who have viewed the premises.





Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

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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