

HUNTERS®

HERE TO GET *you* THERE



Gloucester Place

Cheltenham, GL52 2RJ

Offers In Excess Of £995,950

 12  3  0  D

Council Tax: B



2 Gloucester Place

Cheltenham, GL52 2RJ

Offers In Excess Of £995,950



Here we have a great investment opportunity with this 12-bedroom town centre property completely ready to operate as an ideal entry into the Air B&B or short-term rental business on day one of ownership.

The property currently returns approximately 25% yield at full occupancy at the most popular lower priced end of the market. There is plenty of opportunity to reconfigure the layout and upgrade the fixtures and aim for a higher-end market if desired.

The property is a traditional mid-townhouse with private walled rear garden. All the relevant health and safety measures are in place. The property currently operates a programmable, secure magnetic card entry system which also regulates energy usage. There are 12 double rooms with 4 on each floor, ground floor, first and second floors. There are no subterranean rooms. Bathroom facilities are provided on each floor.

The current owner charges 'from' £45/night on midweek nights to £80/night at weekends with up to £315/night during race week and other various special events throughout the year including jazz festival week, music festival week, literature festival week etc.

This property is currently a trading business therefore viewing will be on a 'subject to occupancy' basis.

SUMMARY: Whether you are an established Landlord looking to increase a portfolio or a new investor looking for a first property that is an almost failsafe secure investment, this property will fit the bill. The location is ideal for guests on a weekend break and perfectly priced to attract traveling workers during the week. We highly recommend this ready-to-go thriving turn-key investment.

Cheltenham is known as 'The Jewel in the Crown' of the Cotswolds. There is a 364 day per year tourist industry with various 'peaks' in the market as mentioned above. The short-term rental/holiday let market is a huge industry which shows no sign of diminishing.

All viewings are strictly by appointment only.

Tel: 01242 528500

- **Twelve Bedroom Short-Term Rental Opportunity**
- **Currently Running as a Lucrative Business**
- **25%+ Yield Potential**
- **Magnetic Programmable Card Entry System**
- **Tenure: FREEHOLD**

- **Three Story Town House**
- **Town Centre Location**
- **All Rooms Have Short-Term Rental Facilities**
- **Well Known Venue With Repeat Customers**
- **EPC Rating D | Council Tax Band B**

Bedroom One

11'7" x 11'2" (3.55 x 3.42)

Bedroom Two

12'4" x 11'11" (3.76 x 3.65)

Bedroom Three

12'3" x 8'11" (3.74 x 2.72)

Bedroom Four

12'11" x 11'7" (3.94 x 3.54)

Bedroom Five

12'2" x 11'6" (3.72 x 3.52)

Bedroom Six

11'8" x 9'4" (3.56 x 2.85)

Bedroom Seven

9'6" x 9'2" (2.92 x 2.81)

Bedroom Eight

12'11" x 11'3" (3.94 x 3.45)

Bedroom Nine

12'2" x 11'6" (3.72 x 3.52)

Bedroom Ten

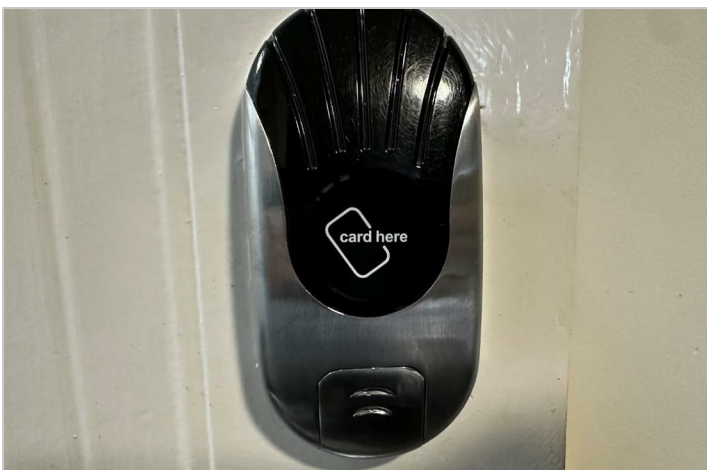
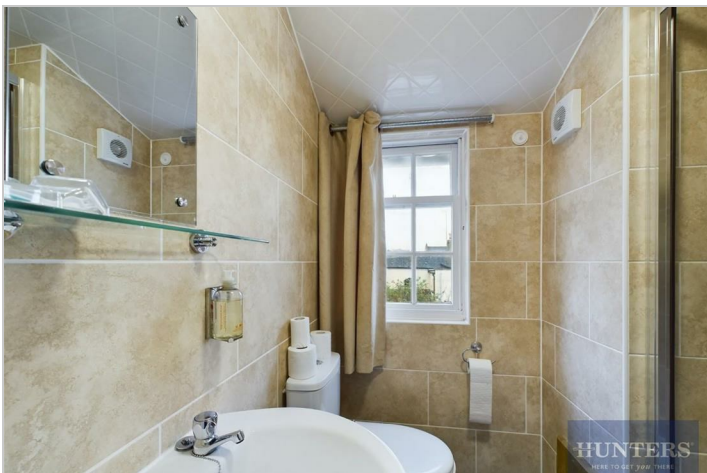
11'8" x 9'4" (3.56 x 2.85)

Bedroom Eleven

9'6" x 9'2" (2.92 x 2.81)

Bedroom Twelve

12'11" x 11'3" (3.94 x 3.45)



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.