



Established and profitable guest house with 6 letting bedrooms (4 with en-suite shower rooms), occupying a prime trading position within walking distance of the city centre and the Royal Devon & Exeter Hospital. Self-contained owner's accommodation with a double bedroom and en-suite shower room, sitting room, dining room and kitchen. Car parking for up to 4 vehicles plus on street parking. Well-presented and manageable home and business opportunity with potential to develop the trade and property still further or to be run as a lifestyle business. Change of use potential, subject to the necessary consents.

**ST ANNE'S ROAD GUEST HOUSE
1 ST ANNE'S ROAD, EXETER, DEVON, EX1 2QD**

FREEHOLD GUIDE PRICE: £550,000

REF: 6022

The Gallery, Kings Wharf, The Quay, Exeter, Devon, EX2 4AN Tel: 01392 201262

Email: info@stonesmith.co.uk Web: www.stonesmith.co.uk

Applicants are requested to make appointments to view and conduct negotiations through the Agents. No responsibility can be accepted for any expense incurred by fruitless journeys. Stonesmith for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Stonesmith has any authority to make or give any representation or warranty whatever in relation to this property. The word "property" throughout shall include business and trade contents if appropriate.

THE PROPERTY

St Anne's Road Guest House is a substantially extended end of terrace property which has undergone a programme of upgrade and investment by our client during 11 years of ownership including the recent installation of new uPVC windows and doors throughout. This well-presented property offers flexible accommodation and briefly comprises:- 6 individual Letting Bedrooms (4 En-Suite and two sharing a Private Bathroom); Breakfast Room (with potential for an additional bedroom with an ensuite); Owner's Accommodation with Sitting Room, Kitchen, Dining Room and a Double Bedroom with an En-Suite Shower Room. Externally, the property benefits from a Private Car Park to the rear with spaces for up to 4 vehicles.



SITUATION

St Anne's Road Guest House occupies a corner position on the junction of St Anne's Road and Jubilee Road, just off of the B3212 Pinhoe Road, which is one of the main arterial roads into Exeter city centre. The guest house is conveniently located in a residential area, within a mile of the city centre and the main shopping and business areas of Exeter, with the Royal Devon & Exeter Hospital and Exeter University also within a mile. Exeter itself is the regional capital of the South West and as such is not only an established and expanding business centre, but also a tourist destination year-round. Renowned for its historic Cathedral, University and waterside development, Exeter boasts excellent transport connections with 2 mainline rail links to London, an international airport and easy access to the M5 motorway at Junction 30. The business is also popular with guests attending Exeter Chiefs and Exeter City matches.



INTERNAL DETAILS

Guest entrance door to the side on the ground floor into **Reception Hall** with stairs to the first floor. **Breakfast Room** with carpeted flooring, an attractive dual aspect square bay windowed room with tables and seating for guests, breakfast bar area with microwave, fridge, coffee machine, toaster, and a wall mounted television and a **Storeroom** (previously an ensuite shower room).



LETTING ACCOMMODATION

The property currently offers **6 Letting Bedrooms** on the ground and first floors. All rooms are decorated and furnished in a contemporary style and furnished with colour televisions, tea/coffee making facilities, and Wi-Fi. The letting bedrooms briefly comprise:-

Bedroom 2 a single room on the ground floor with an en-suite shower room.

Bedroom 4 a single room (will fit a double bed) on the first floor with an en-suite shower room.

Bedroom 5 a twin room on the first floor with an en-suite shower room.

Bedroom 6 a standard twin room on the first floor with a washbasin.

Bedroom 7 a single room on the first floor with an en-suite shower room.

Bedroom 8 a standard double bedroom on the first floor

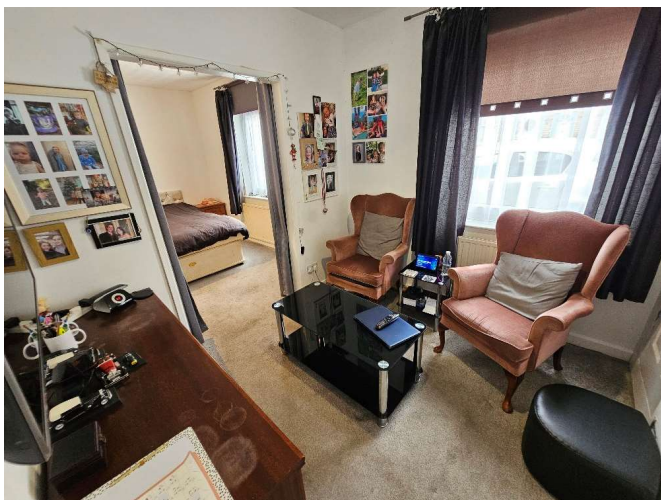
with a washbasin.

Shower Room a modern suite for the shared use of bedrooms 6 and 8.



OWNER'S ACCOMMODATION

The owner's accommodation is situated at the rear of the property on the ground floor and can be independently accessed from the rear car park or via the main front door. The accommodation briefly comprises:- **Kitchen** with a range of base and wall mounted kitchen units, complementary worktops, part tiled walls and an electric cooker. **Dining Room** currently a multipurpose room with base and wall mounted kitchen cupboards, complementary worktop, fridge/freezer, upright freezer, microwave oven, washing machine and tumble dryer. **Sitting Room** with built in storage and boiler cupboard, open plan through into the **Double Bedroom** with an en-suite shower room. **Rear Lobby** with a small office area and rear entrance door. The **Attic Space** to the front part of the property benefits from a window, has been boarded and is accessed via a loft ladder. It offers potential for further accommodation subject to the necessary works and permissions.



EXTERNAL DETAILS

Small garden to the front and side which is low maintenance with shrub borders. To the rear of the property is a **Car Park** providing off road parking for up to 4 vehicles, and bin storage. Residents parking permits are also available to guests for on street parking.



THE BUSINESS

St Anne's Road Guest House is well presented throughout and is an established and well-regarded Bed & Breakfast business, offering comfortable and value for money accommodation occupying an excellent location close to Exeter city centre. The property has been refurbished in a contemporary style by our client during 11 years of ownership and the standards ensure excellent reviews and repeat business. Through personal choice, our clients choose to trade the business on a Bed & Breakfast only basis offering a continental style buffet breakfast and they do not offer evening meals. St Anne's Road Guest House benefits from a good online presence and has its own website www.stannesguest.house as well as Booking.com with an average guest rating of 8.6. There are a mixture of business and leisure guests, with a minimum stay of 2 nights usually required. Additionally for hygiene reasons, our client chooses to only let one of the rooms using the shared bathroom at a time. Room tariffs range from £40 to £78 per night including

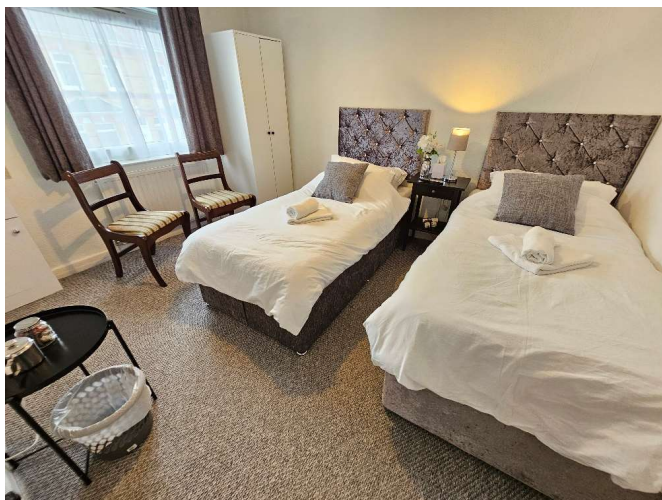
breakfast. The business is run single-handedly on a day-to-day basis, with no staff being employed.

TRADING INFORMATION

The owner has chosen to limit the trade of the business and consequently the business trades below the VAT threshold. The business is closed for holidays for around 6 weeks of the year, does not trade on bank holidays or accept guests on Sunday nights. To make the business more manageable as a single working proprietor, there are usually only 3 rooms let simultaneously wherever possible. Accounting information for the year ending May 2024 shows sales of £47,127 and further financial information for this profitable business can be made available to interested parties, following a formal viewing appointment.

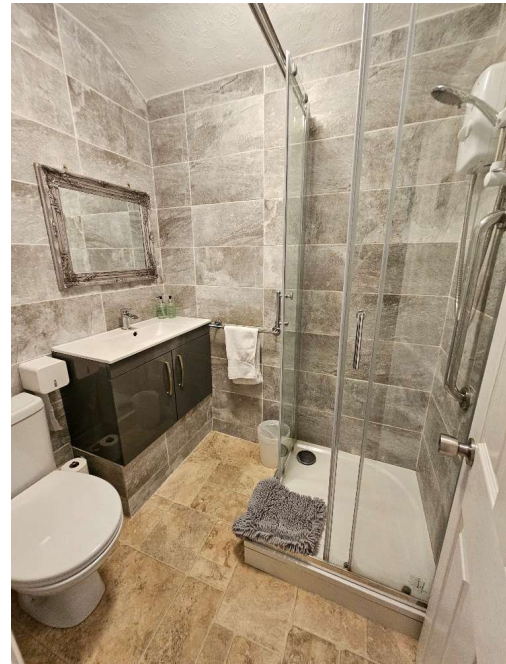
POTENTIAL

We believe that St Anne's Road Guest House is an excellent opportunity to purchase an established bed and breakfast business, in a good trading position and which still offers potential to develop all aspects of the trade, if desired. There are opportunities for new owners to increase the number of weeks that the business trades, operate all of the bedrooms simultaneously, and there is also the opportunity to convert the breakfast room into an additional bedroom with en-suite facilities (services already in place), as it was previously utilised as a letting bedroom. There are also opportunities for alternative uses, subject to the necessary consents. St Anne's Road Guest House is a smart and profitable home and business and businesses in such good locations are always in very short supply, but those which provide an such an enviable lifestyle and still offer genuine potential, such as this, are very rare indeed. An internal viewing is essential in order to fully appreciate all that this established home and income has to offer.



EPC RATING

D – 68.



BUSINESS RATES & COUNCIL TAX

St Anne's Road Guest House is currently exempt from paying business rates as it benefits from 100% Small Business Rates Relief. Council Tax Band A for the owner's accommodation. Further details available from Exeter City Council.

SERVICES

All mains services are connected including a 3-phase electricity supply.

FLOORPLANS

Available upon request.

PRICE & TENURE

£550,000 for the valuable freehold interest as a going concern business to include all trade fixtures and fittings. Vacant possession upon completion. During 11

VIEWINGS

Strictly by appointment with selling agents Stonessmith. Tel: 01392 201262 or Email: info@stonesmith.co.uk

FINANCE

An early discussion about finance can often save time and disappointment. If you would like independent specialist advice on funding this property or any other purchase, we recommend you contact us for a list of our approved brokers.

Please note: The fittings, equipment and services listed have not been tested by the agents, although we are informed that all items are in working order.