

GLENFABA 5 EMPRESS DRIVE IM2 4LQ

£850,000
FREEHOLD

Fully operational Guest House including a turnkey business offering all fixtures, fittings, furnishings and future bookings.

This immaculately presented 3 star accommodation includes 17 En Suite Guest Bedrooms accommodating up to 37 guests, spacious 2 Bed owners flat, commercial Kitchen, Dining Room for 22 covers with the front facing elevated rooms offering side sea views.

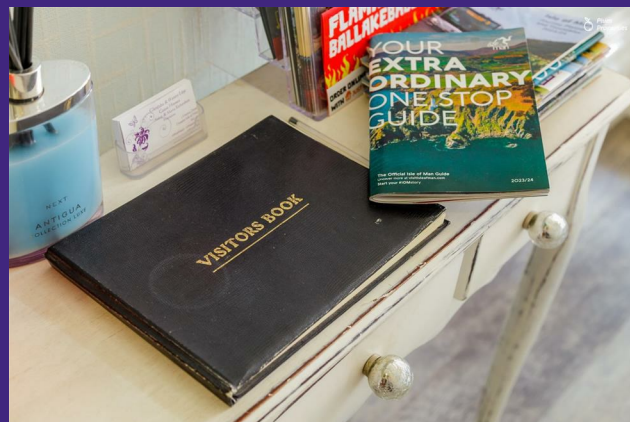
Operating under the present ownership since 1989, Glenfaba is open to guests for 7 months a year and is generating strong financial returns year on year..

For those seeking additional accommodation, the owner will consider selling Glenfaba in conjunction with a 9 Bed property plus Managers flat located a short distance away on Douglas Promenade.



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- Turnkey Operational Guest House with business included
- Successful Business Since 1989
- 17 En Suite Bedrooms Accommodating up to 37 Guests
- Some Sea Views
- Dining Room with up to 22 Covers
- Commercial Kitchen
- Spacious 2 Bed Owners Flat
- Fully Compliant with All Regulations
- Laundry Room
- Second Building Available at Additional Cost with 9 Beds & Managers Flat



Summary

Glenfaba is a successfully operated and immaculately maintained Guest House located a stones throw from Douglas Promenade that is offered for sale on a turnkey basis including all furnishings, fixture and fittings as well as future bookings.

Purchased and operated as a family run Guest House since 1989, the current owners have decided that it is time to retire from the industry leaving behind years of happy memories, with books full of positive reviews and feedback from happy customers having enjoyed their stay. Having successfully run the business for such a long time, the owners pride themselves on the high quality maintenance coupled with the impeccable cleanliness of Glenfaba which has helped generate high levels of occupancy and repeat business over the Easter to Autumn season that it is open year on year.

In terms of financials, the owners have over the years consistently generated high levels of occupancy in the Guest House, which has culminated in impressive levels of turnover and healthy returns year on year, this despite only operating for a seven month season. An information pack will be made available to prospective purchasers that will provide financial data, room occupancy levels, details of future booking data and any other relevant information such as room

rates..

The property itself comprises 17 Guest Bedrooms spread out over four floors, with each of the Guest Bedrooms including its own En Suite Shower Room. The breakdown of the Guest Bedrooms includes three single rooms, nine double or twin rooms and five family rooms.

Stepping into the property on the ground floor there is a Vestibule which flows into a bright and welcoming Hallway with attractive Karndean flooring. At the front of Glenfaba is the Dining Room that offers 22 covers. Directly behind is a well equipped Commercial Kitchen with a Laundry Room off. At the rear of the ground floor is a guest WC followed by Hallway door that separates off two Guest Bedrooms that are used by the family and therefore not offered to paying customers. A staircase heading down leads to the owners flat, whereas a staircase adjacent to the Dining Room leads to the upper floors.

The layout of the three upper floors is substantially identical, each of which comprises five En Suite Guest Bedrooms. One Bedroom on each of the floors at the front of the property benefits from a large bay window and side sea views. Each of the rooms are tastefully decorated and immaculately presented as well as being well equipped with wall mounted TV's, tea and coffee making facilities and a hairdryer to

name some of the facilities, all of which add up to positive guest experiences and often, repeat business.

The Lower Ground floor is the home of the current occupants. A generous space with its own external access comprises of an open plan Lounge/Diner, large galley style Kitchen with equally large Utility Room off that doubles up as an Office. Two double Bedrooms share a modern Jack n Jill style Bathroom, in addition to which there is a separate WC located at the front of the flat and a Boiler Room at the rear. There is also a sub-basement that runs underneath the flat offering excellent storage facilities.

Outside there is a low maintenance garden area to the front and a yard to the rear with artificial grass covering and an awning to provide a pleasant and social seating area.

The owners have a further property that can be used as an overflow option. For those seeking additional space they will consider offers on selling Glenfaba in conjunction with the additional property that is located on Douglas Promenade, within very close proximity of Glenfaba. The additional property comprises nine Bedrooms, eight of which have En Suite facilities as well as a 1 Bedroom Managers Flat, all of which are fully occupied on short term leasing arrangements.

Additional Information

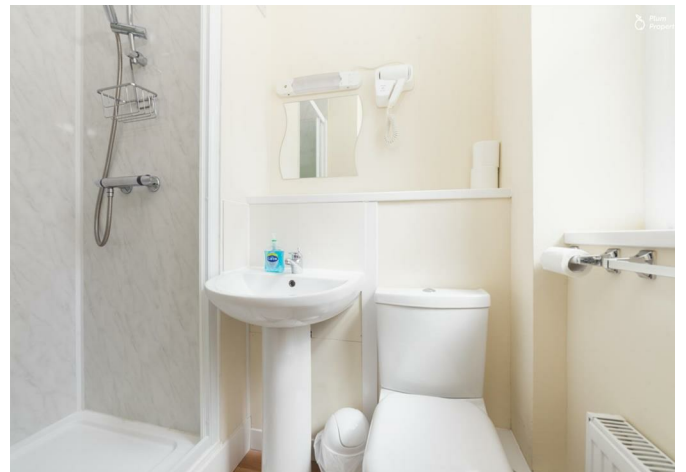
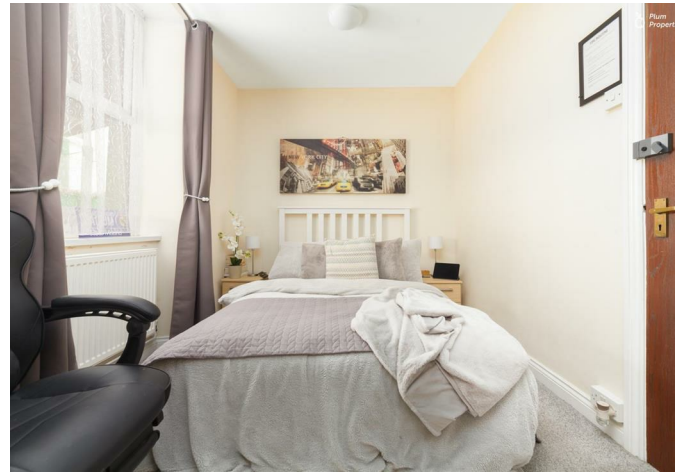
- Double Glazed Throughout
- Oil Fired Central Heating System
- Commercial Pressurised Water Cylinder
- Fibre Broadband Throughout
- Recently Externally Re-rendered
- 9 Bed Annexe Property on Douglas Promenade with Managers Flat Available by Separate Negotiation

Directions

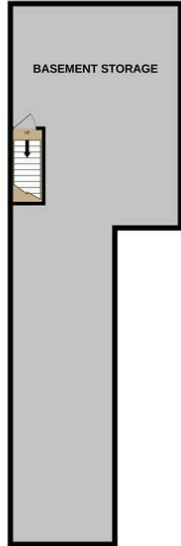
From the Sea Terminal travel along Douglas Promenade continuing past both roundels before taking a left turn onto Empress Drive immediately before reaching Empress Apartments, and Glenfaba can be found on the left hand side.







SUB BASEMENT
874 sq.ft. (80.2 sq.m.) approx.



BASEMENT
1186 sq.ft. (110.2 sq.m.) approx.



GROUND FLOOR
929 sq.ft. (86.3 sq.m.) approx.



FIRST FLOOR
929 sq.ft. (86.3 sq.m.) approx.



SECOND FLOOR
929 sq.ft. (86.3 sq.m.) approx.



THIRD FLOOR
929 sq.ft. (86.3 sq.m.) approx.



TOTAL FLOOR AREA : 5776 sq.ft. (536.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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