



RETTIE

Drysdale
COMPANY

SPECIALIST HOSPITALITY BUSINESS AGENTS

FOR SALE AS A
TRADING BUSINESS

**42 MINTO STREET,
EDINBURGH,
EH9 2BR**

THE SHERWOOD, GUEST HOUSE

GROSS INTERNAL AREA
328 SQM | 3,529 SQFT

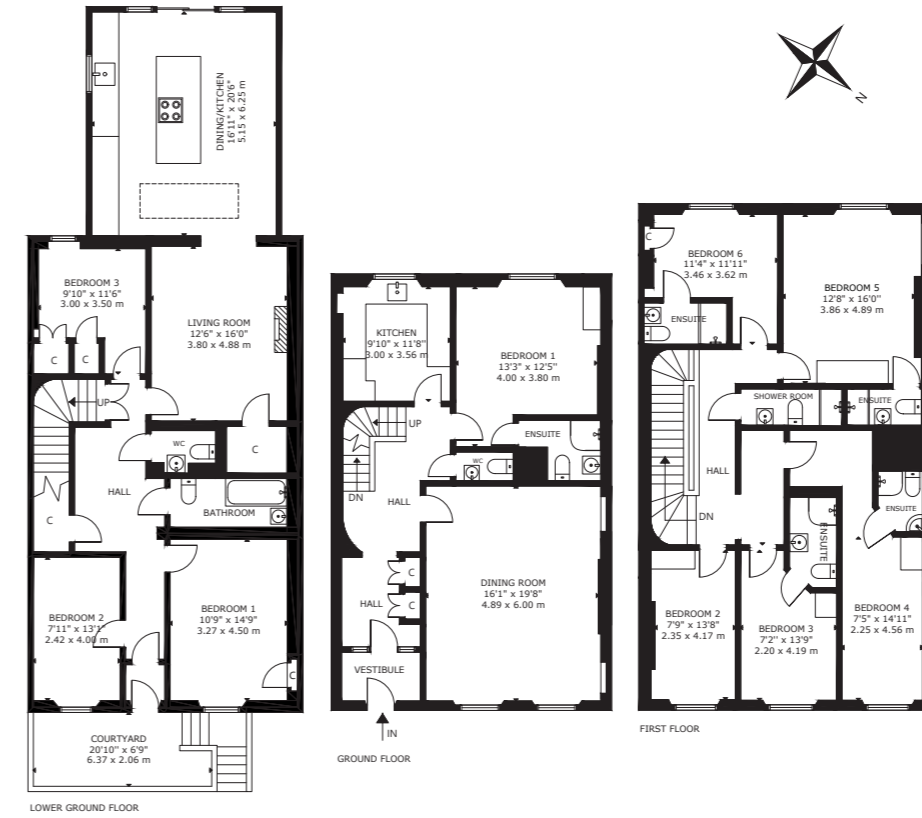
NEWINGTON, EDINBURGH SOUTHSIDE
FOUR-STAR GUEST HOUSE
OFFERS OVER £1.25M



SUMMARY

A unique opportunity to obtain an exceptionally well-presented guesthouse with capacity to sleep 15 guests in Edinburgh's Newington area. Part of a terrace of Georgian townhouses, The Sherwood Guest House has easy access to everything Edinburgh has to offer.

42 Minto Street is a Grade B listed building, built in the early 19th century. Formed over three floors, where the business trades on two and the owner occupier lives on one.



Floor	Description	GIA (sqm)	GIA (sqft)
Basement	Private 3- bed Apartment	129 SQ M	1,387 SQ FT
Ground	Kitchen, Dining & 1 Guest Room	90 SQ M	964 SQ FT
First	Guest Rooms	109 SQ M	1,178 SQ FT



DESCRIPTION

External

The external portion of the property that faces the street benefits from 3 private parking spaces and there is an expansive walled garden to the rear.

Ground Floor

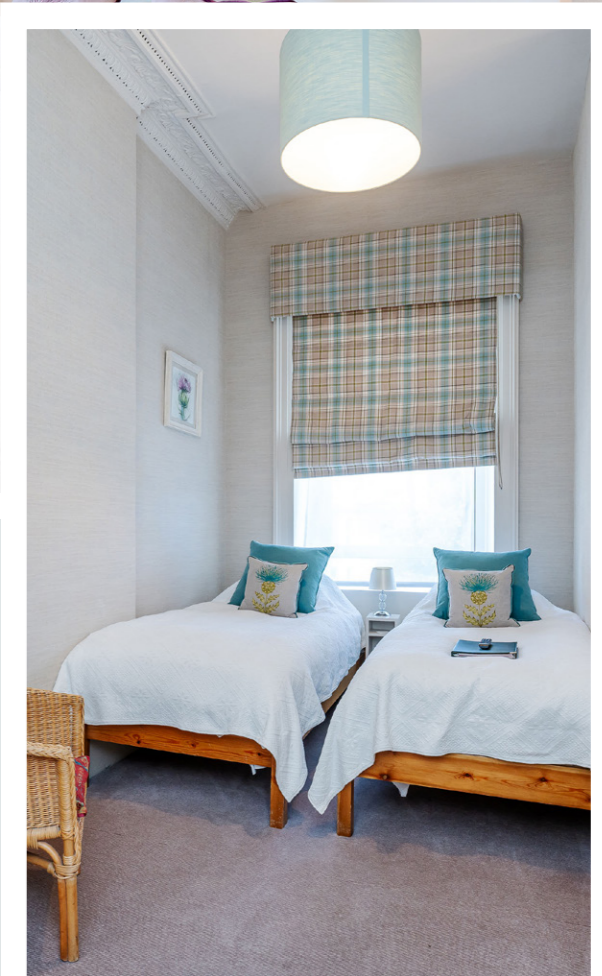
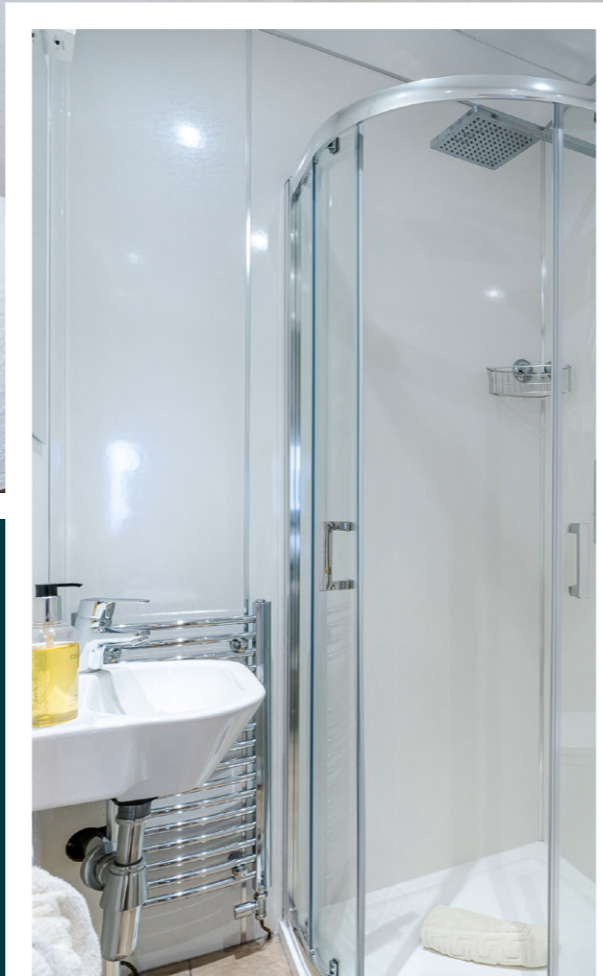
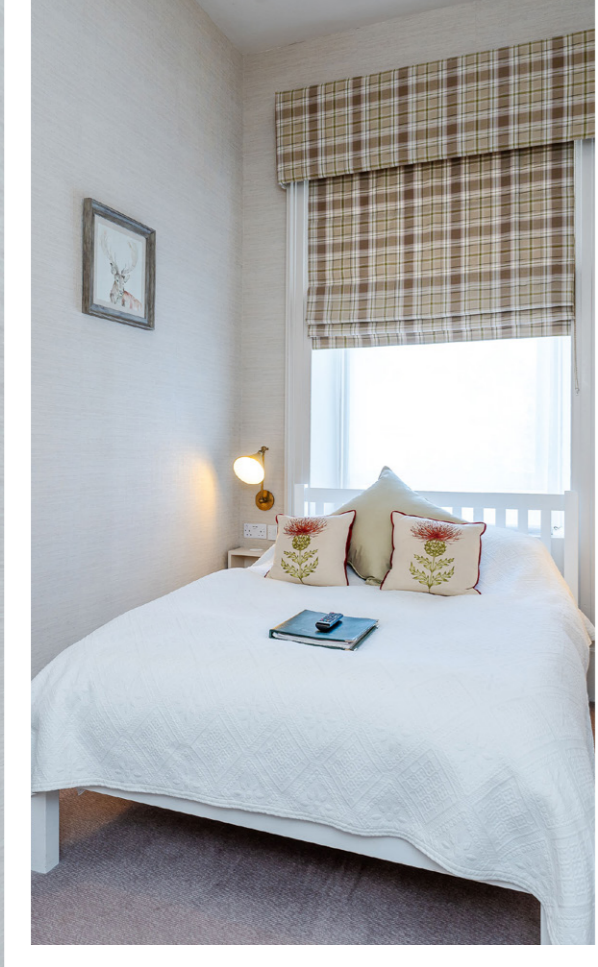
Access to this charming property is gained through a large 19th Century doorway that leads into a warm and inviting hallway, featuring a grand staircase that guides you to the top floor, lit by an exquisite cupola. On the ground floor

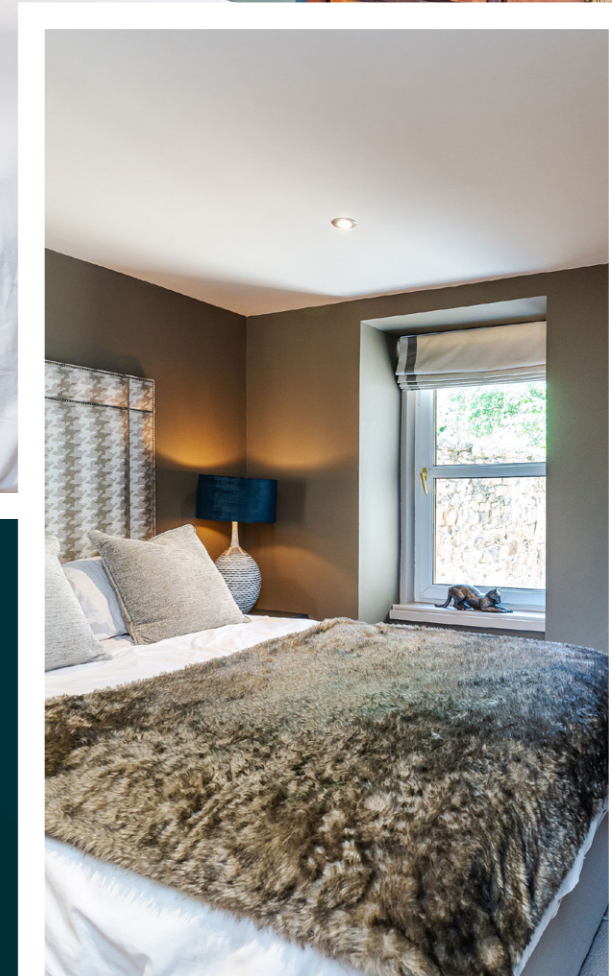
you will find a large contemporary kitchen at the rear, together with an en-suite family guest room and the large dining room to the front featuring bay windows with original Georgian cornice.

First floor

On the first floor the additional 5 guest rooms have been tastefully appointed, blending elements of both traditional and contemporary styles. Each guest room is adorned with elegant decorations and flat screen TVs. Additionally,

guests will find a complimentary welcome tray with tea/coffee facilities and convenient amenities. 4 guest rooms on this floor, feature modern en-suite facilities, with one guest room having a separate private bathroom and shower room.





Basement floor

This floor features three spacious double bedrooms, 2 with built in mirrored wardrobes, a full bathroom and an additional WC. The open plan living room with a large wood burning stove, leads its way to the rear of the house where

a large extension has been constructed to encompass an open plan contemporary kitchen and dining area with double glazed doors leading out to the significant private walled garden. This floor also benefits from a separate entrance

allowing to remain distinctly separate from the main guest house.

This portion of the property can operate as a private premises for a live in owner or manager. The basement floor could also be utilised to expand the capacity of the guest house or be utilised as private rented accommodation.



LOCATION

Nestled in the charming Newington area of Edinburgh, The Sherwood Guest House on 42 Minto Street is in an ideal location for visitors looking to explore the city. Situated in the heart of this vibrant neighbourhood, the guest house enjoys a prime position

within the city. The surrounding area features a diverse range of amenities, including delightful cafes, restaurants, parks and traditional residential streets.

The Sherwood is situated just a short walk away from notable landmarks such as the famous Royal Mile, the historic Old Town, Holyrood Palace and Edinburgh Castle. It's also only a short bus ride away from Princes Street and George Street, allowing visitors

to easily immerse themselves in the rich cultural heritage of the city.



DETAILS

TENURE

Heritable (Scottish equivalent of English freehold).

LISTED BUILDING STATUS

The Sherwood Guest House is grade 'B' Listed.

VIEWINGS, INSPECTIONS & EPC

Viewings and inspections can be accommodated by contacting the joint selling agents. In addition, Energy Performance Certificate/s can be made available to genuinely interested parties.

BUSINESS RATES

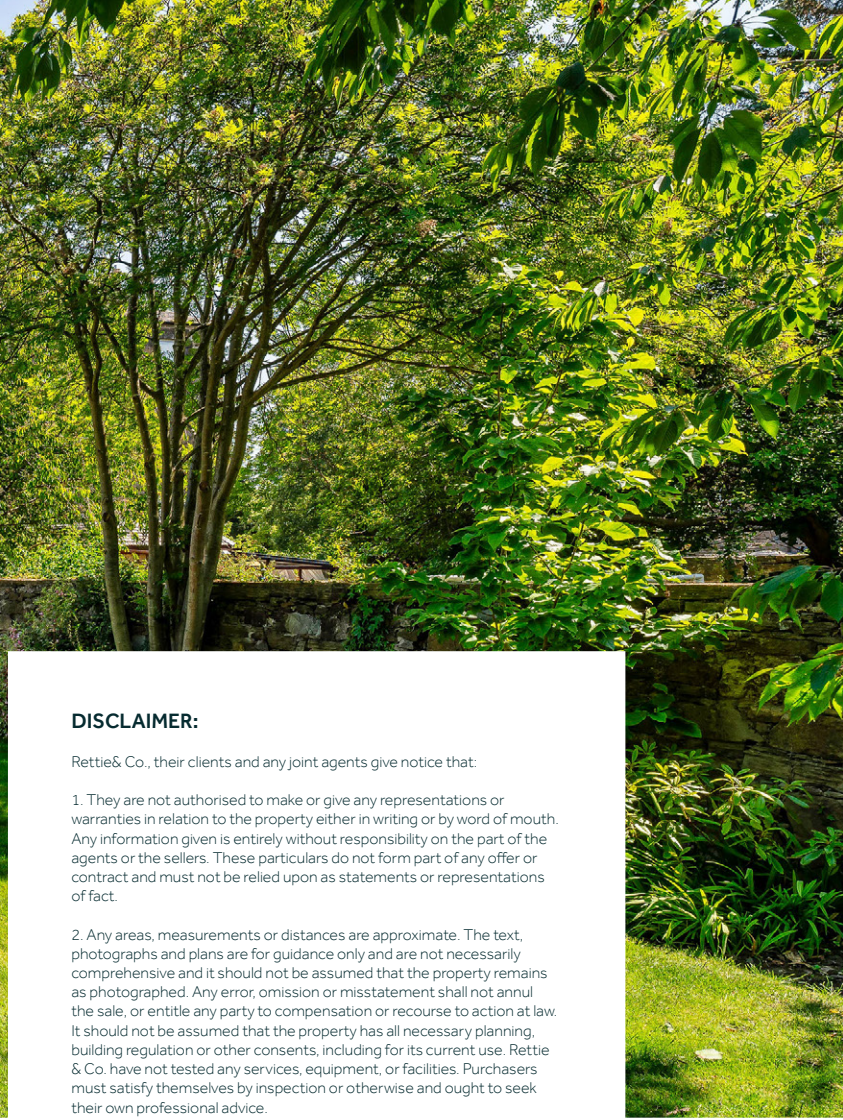
Current Rateable Value (effective from Apr 2023) £8,700.

VAT

The property is VAT registered.

OFFERS

All offers should be submitted to Rettie & Co and Drysdale & Co with whom purchasers should register their interest if they wish to be informed of a closing date.



CONTACT

For offers, viewings or further information, please contact the sole agents:

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