



The Lawns Guest House

Ref: 5842787

East Lawn, 93-97 London Road, Retford, DN22 7EB

Freehold: £850,000

Well presented guest house

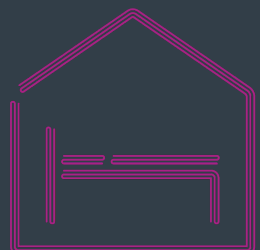
18 en suite letting bedrooms

Finished to a high standard

Versatile opportunity

Suitable for conversion to 3 resi units (STP)

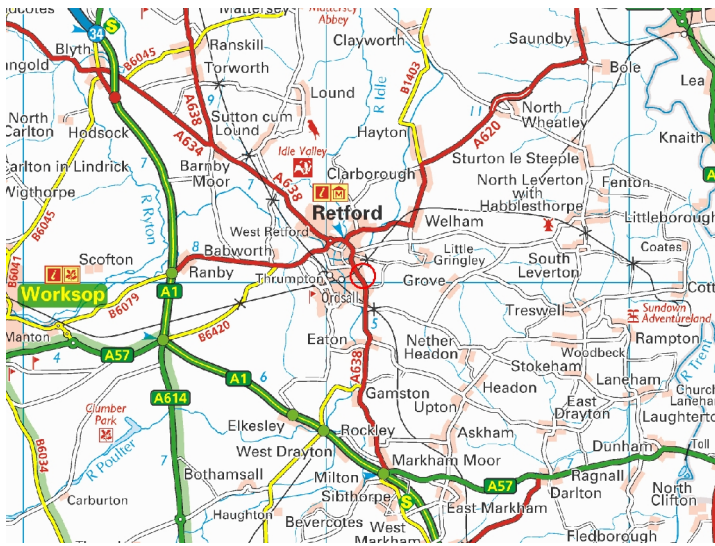
1 bedroom manager's/owner's accommodation. Energy Rating D



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. There is also a 1 bedroom owners/managers accommodation.

Externally, there is car parking to the front and side of the premises for a number of vehicles.



Location

what3words: ///spice.estate.fires

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

Retford 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 railway station is less than a mile away and provides direct rail access to London.

Internal Details

The property comprises 18 well presented en suite letting bedrooms, each with television and tea/coffee making facilities, all bedrooms and bathrooms and finish to a good standard throughout. 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/owner's accommodation.

Fixtures & Fittings

Fixtures & Fittings will be included in the freehold sale, those items personal to the current owner may be removed, for further clarity, please contact the selling agent.

Owner's Accommodation

Owner's/manager's accommodation located in the ground floor rear extension, which is currently utilised as manager's accommodation which provides a kitchen, bedroom/sitting room and en suite.



External Details

There is a gravelled car park for a number of vehicles to the front and side of the property along with double garage, currently being used as storage. To the rear there is an enclosed garden area.



The Opportunity

Due to retirement, a rare opportunity has arisen 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.

Alternatively, there is the potential to convert the property back into three separate residential units or other forms of accommodation (STP).

Trading Information

Trading information can be obtained via the selling agent.

Tenure

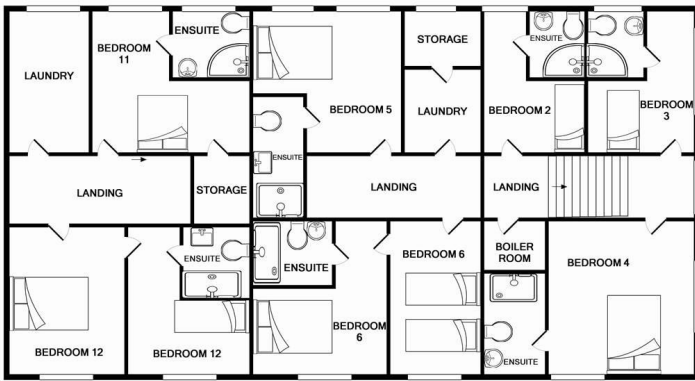
Freehold



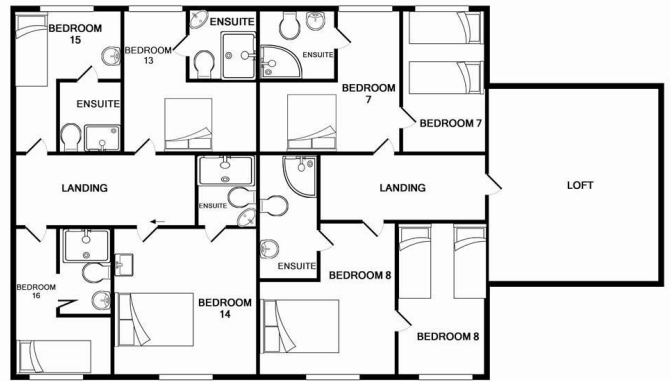
TOTAL APPROX. FLOOR AREA 6302 SQ.FT. (585.4 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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.
 Made with Metropix 02016



GROUND FLOOR
 APPROX. FLOOR
 AREA 2829 SQ.FT.
 (262.8 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 1906 SQ.FT.
 (177.1 SQ.M.)



2ND FLOOR
 APPROX. FLOOR
 AREA 1566 SQ.FT.
 (145.5 SQ.M.)

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:

Sam Roberts

Broker

M:+44 7764 241 321

E:sam.roberts@christie.com

Birmingham



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189