



Kent Cottage Holidays

Ref: 8846279

Honey Hill, Blean, Canterbury, CT2 9JP

Virtual Freehold: £1,800,000

Six bespoke holiday lets

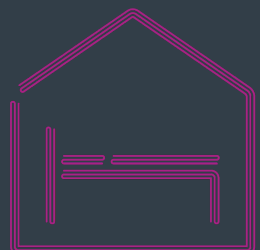
Beautifully designed & built to high standard

Income to Dec 2022 c.£325,220 ex VAT

Demonstrating high profit levels

On-site parking and workshop for maintenance

Energy Rating C



An excellent example of very high-quality holiday letting accommodation business – very profitable drawing year round trade from wedding, anniversary and birthday celebrations to regular repeat business. Given it's uniqueness, guests often stay and return to try out another of the six lets.

We recommend an early viewing for such a special operation.

Description

An intriguing collection of holidays lets. All six holiday lets have varying amenities and services, but all have a private hot tub. The current owners operate as an adult only retreat, which mainly targets wedding, anniversary and birthday celebrations. However, they also receive a lot of returning trade as guests wish to try another unique let.



Location

Located 10 minutes from the local train station, which is a 40 minute direct train from London St Pancras. London Gatwick is the closest international airport, which is one hour and 15 minutes drive away. Our clients take bookings throughout the year with easy access and on-site parking.

Letting Accommodation

All six lets are individually unique. All lets have double or king-sized beds, and all six have a private hot tub. A list of all features and letting prices for each let is available upon request.

External Details

The property has on-site parking for each holiday let. There is a work shop on site, which is fitted out extensively to cater for repairs & maintenance.

Fixtures & Fittings

The holiday lets are excellently fitted out for the trade undertaken, reflecting the standards set and equally demanded, by both the vendors and guests.





Staff

Operated and maintained by our clients, with two self-employed staff for housekeeping.

Sale Methodology

The business is the trading asset of the company and the sale shall be by way of 100% of the shares in this company. The lets are being sold subject to the grant of a new 999-year ground lease being granted by the current freeholder at a peppercorn annual rent.

In addition, the owners would consider a sale of their adjoining property and land which is held under a separate title by separate negotiation. Further details on request.

Regulatory

Two lets require an EPC, which both have a C rating. The planning applications for all the lets on site have Holiday Let Use, so new laws for holiday lets shouldn't be an issue.



Trading Information

Trading profit & loss accounts for the year ending December 2022, show revenue of £325,220 excluding VAT. The business is able to demonstrate strong levels of profitability.

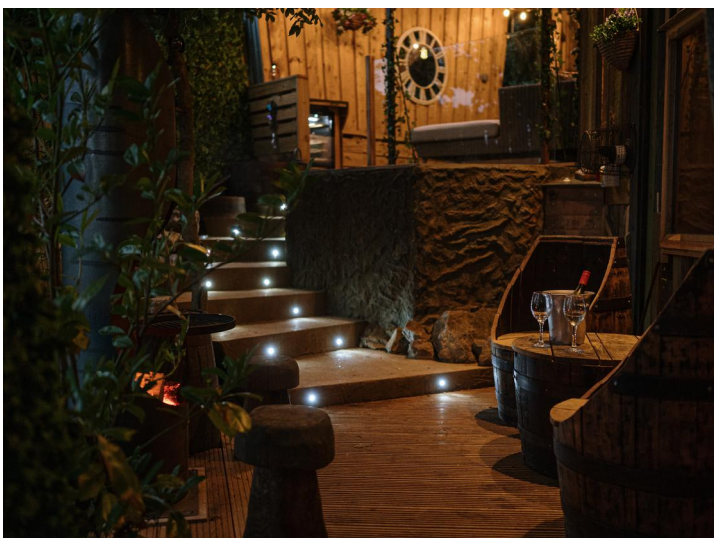
Tenure

A new 999 year ground lease is offered with the property.

Business Rates

The rateable value is £8,100 as of 1st April 2023.





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:

Hugo Fairbanks Weston

Agent

M:+44 7764 241 303

E:hugo.fairbanksweston@christie.com

Ipswich



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