



## Kent Cottage Holidays

Ref: 8846279

Honey Hill, Blean, Canterbury, CT2 9JP

Freehold: Offers Over £2,000,000

Six bespoke holiday lets

3 Bedroom Cottage on 0.6 hectares of land

Income to Dec 2023 £279,716 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.

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### 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. The owner's 3 bedroom cottage on-site provides great accommodation for an incoming owner or manager.



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### 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.

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### 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.

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### 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.

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### 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.







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### Staff

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

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### 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.

In addition, the owners wish to sell their adjoining 3 bedroom cottage and land which the business operates on. Further details on request.

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### Regulatory

Two lets require an EPC, which both have a C rating.



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### Trading Information

Trading profit & loss accounts for the year ending December 2023, show revenue of £279,716 excluding VAT. The business is able to demonstrate strong levels of profitability.

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### Tenure

Freehold

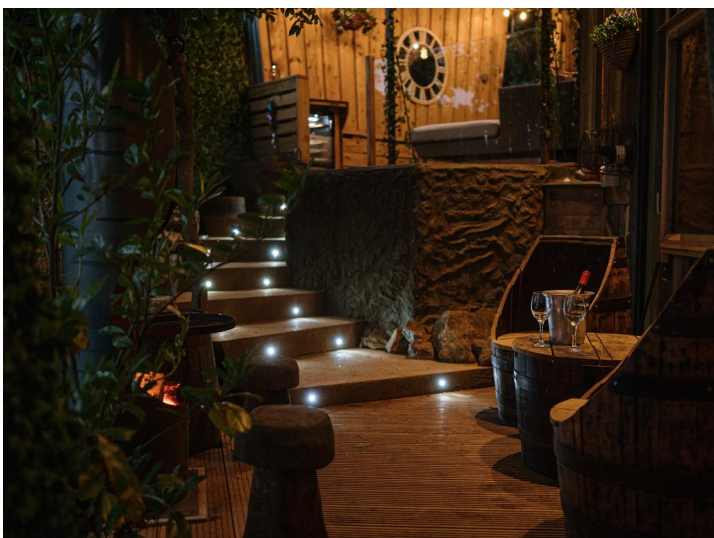
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### Business Rates

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









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## Owner's Accommodation

The owner's 3 bedroom cottage provides great accommodation for new owners or a manager. These are all photos of the cottage and not of any of the holiday lets.





## 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

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