

# Roseleigh Guest House

19 Broad Walk, Buxton, Derbyshire, SK17 6JR

Freehold £1,100,000







## BUSINESS SUMMARY

- Grade II Listed property dating back to 1871
- 4AA Gold Star Rated guest house
- 14 letting bedrooms
- Net sales c. £280,000 per annum
- Fabulous town centre location in tourism hot spot
- Located adjacent to the Buxton Pavilion Gardens
- 5 bedroom owner's accommodation
- Energy Rating C



## LOCATION

Roseleigh Guest House is superbly located on Broad Walk in the Derbyshire spa town of Buxton.

Buxton itself is located approximately 28 miles south-east of Manchester, 24 miles south-west of Sheffield and 34 miles north-west of Derby. The town is also situated on the edge of the Peak District National Park.

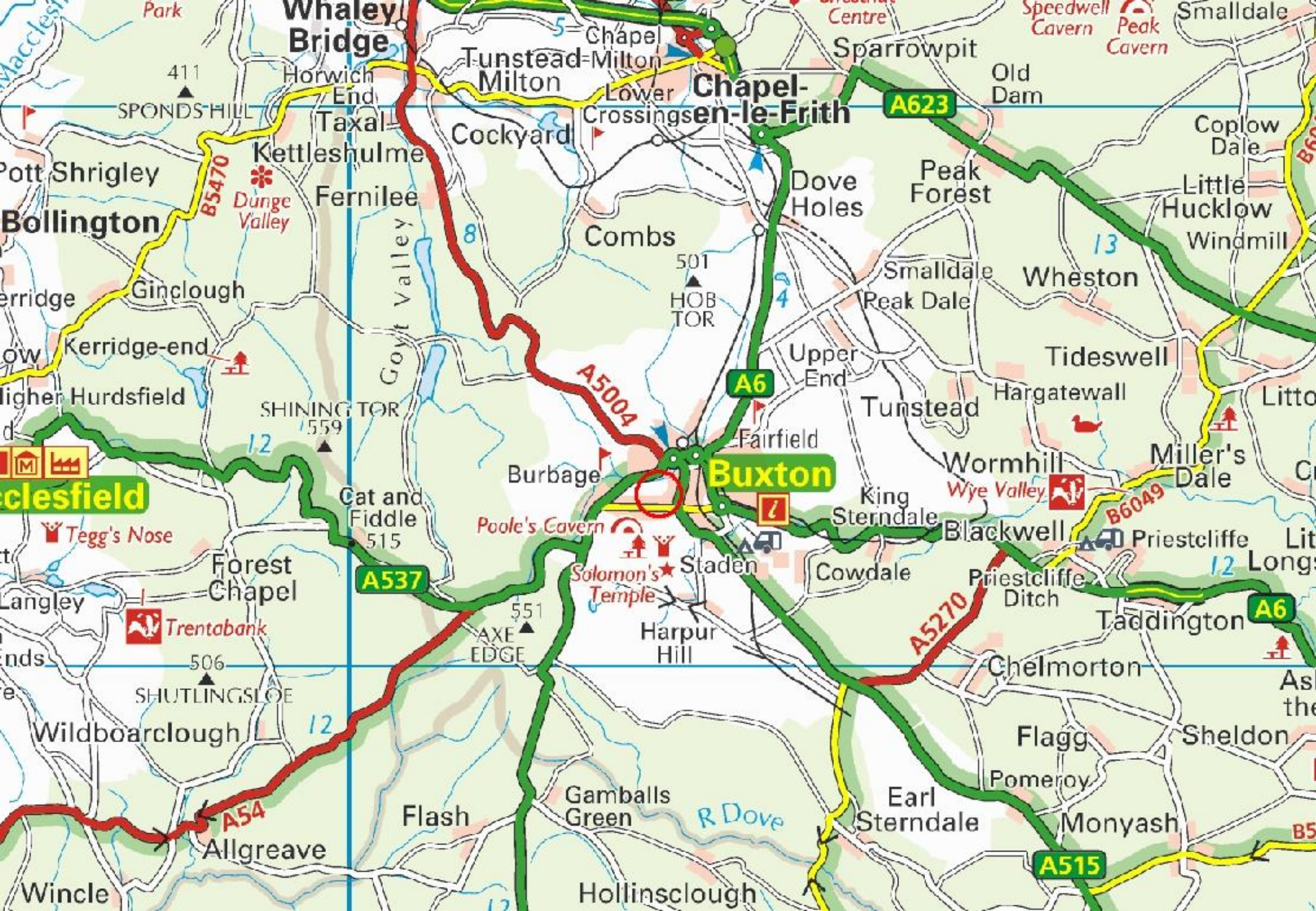
The property fronts onto the historic Buxton Pavilion Gardens, which comprises 23-acres of landscaped public park, leisure lake and play areas. It is an ideal location for a variety of relaxing outdoor family activities. Buxton Opera House adjacent to Pavilion Gardens hosts events throughout the year. The Broad Walk runs alongside the Pavilion Gardens, offering a popular pedestrian route into the heart of Buxton and the attractions it offers.

### Photo Credits

Buxton Crescent © Phil Sproson, Solomons Temple Sunrise Buxton © Phil Sproson  
Mam Tor © Phil Sproson









## DESCRIPTION

This Grade II Listed Victorian property dates back 1871 and is a four-storey property of stone construction. Set on the edge of the historic Pavilion Gardens, this well established and reputable guest house enjoys an AA 4 Star Gold Award Rated status and has featured in the Good Hotel Guide for the last eight years, 2018 – 2025. The majority of guests are visitors to Buxton and the Peak District National Park.

The business comprises fourteen guest bedrooms, twelve of which have en suite facilities, whilst the two single bedrooms each have their own separate private bathroom.

Additional accommodation includes a guest sitting room, dining room (24), catering kitchen and stores.

The self-contained owner's accommodation is comprised of five bedrooms, bathroom and storage area. This could be converted to additional letting bedrooms.



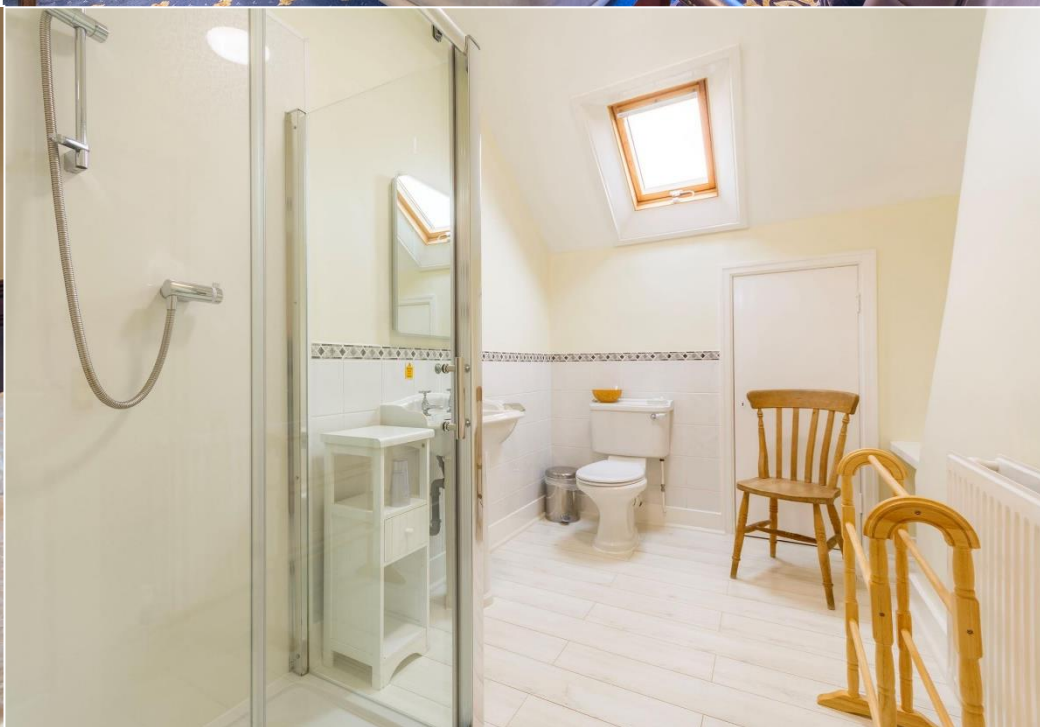


## INTERNAL DETAILS

Internally you are greeted by an elegant entrance hall, a spacious room giving a feeling of grandeur. From here you have access to two ground floor public areas, the cosy yet spacious guest sitting room with impressive bay window overlooking the lake and park and the breakfast/dining room, again a sizeable room with ample space for a number of covers.

## THE ROOMS

Spaced across the ground, first, second and third floors are 14 letting bedrooms, all are of good proportions with twelve having the benefit of en-suite facilities. The other two each benefit from their own respective separate private bathroom. All rooms include hospitality trays, flat screen televisions and hairdryer.









## EXTERNAL DETAILS

There is a car park to the rear of the property for 10 vehicles.

## OWNER'S ACCOMMODATION

The private accommodation comprises five bedrooms. Three of the bedrooms and the bathroom are located at first floor level and are accessed via a staircase at the rear of the premises. The two additional bedrooms are located at a lower floor level. The ground floor level includes the catering kitchen, lounge and office.

## THE OPPORTUNITY

Having been owned by our clients since 1998, Roseleigh Guest House has developed a strong reputation with its loyal customer base. This is evidenced by the business' five-star Tripadvisor rating, and also being listed in the Good Hotel Guide for the last eight years (2018-2025).

New owners will have the opportunity to build on this and potentially develop the food offering which is currently breakfast only, to include lunch, dinner and afternoon tea. Furthermore, the spacious owner's accommodation could provide additional letting accommodation.

## TRADING INFORMATION

For the year ended 30<sup>th</sup> April 2025 the business produced an adjusted turnover of £285,567 and an adjusted net profit in the region of £100,000.

Further trading information will be made available to genuinely interested parties who have viewed the premises.

## FIXTURES & FITTINGS

Fixtures and fittings are included, with the exception of items that are personal to our clients.

### Photo Credits

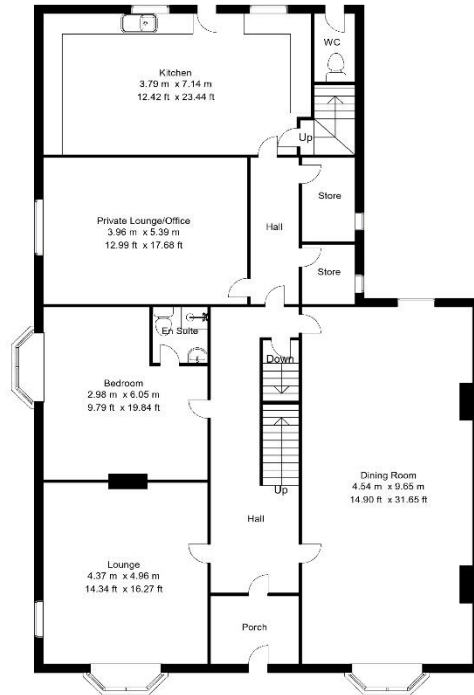
Winnats Pass © Phil Sproson

Buxton Opera House © Buxton Opera House

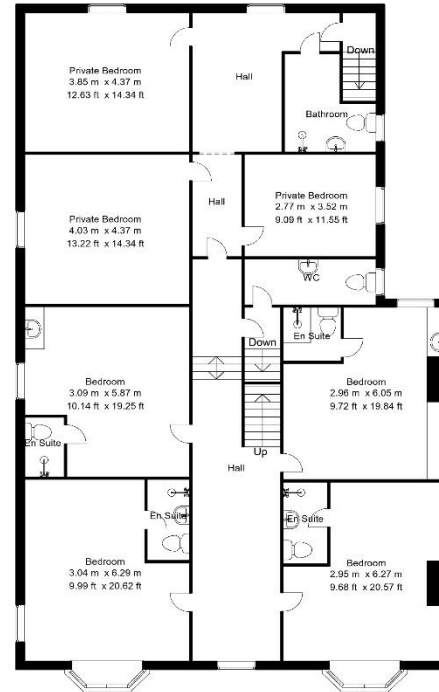




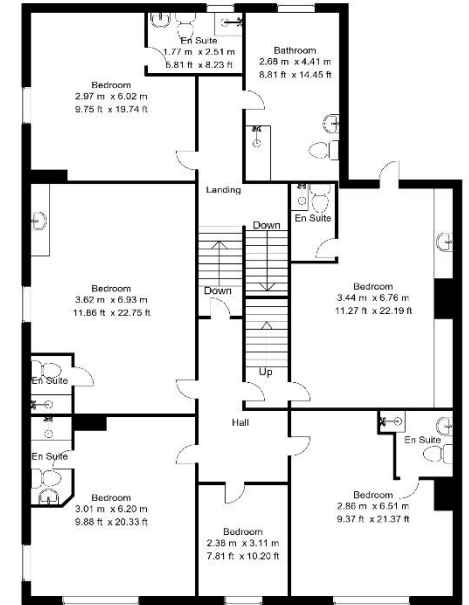
Ground Floor  
179Sq.m/ 1931.31Sq.ft  
Approx



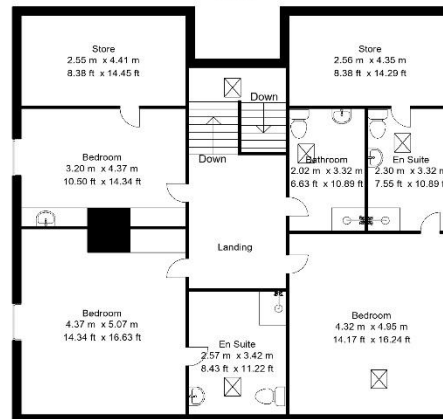
First Floor  
185Sq.m/ 1931.31Sq.ft  
Approx



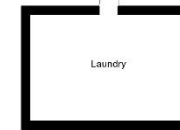
Second Floor  
166Sq.m/ 1787.65Sq.ft  
Approx



Third Floor  
124Sq.m/ 1331.44Sq.ft  
Approx



Outbuilding  
12.99Sq.m/139.94Sq.ft  
approx.









## VIEWING

No direct approach may be made to the business. For an appointment to view, or for further information, please contact:

**Matt Hill**

Broker – Hotels

Mobile: +44 7855 489 281

Email: [matt.hill@christie.com](mailto:matt.hill@christie.com)



## CONDITIONS OF THESE PARTICULARS

These sales particulars are prepared as a general guide to the property (which expression includes business and trade content, if any, included in the sale) for the convenience of a prospective purchaser or tenant (an "acquirer") and are intended for business people familiar with commercial transactions. If you are not sure that you fit this description you should take relevant independent advice before proceeding further. Christie & Co for themselves and for the vendors, owners or landlords of the property (together the "Client") whose agents Christie & Co are, give notice that: (a) These particulars are made without responsibility on the part of Christie & Co or the Client; they do not obviate the need to make appropriate searches, enquiries and inspections, nor do they constitute any part of an offer or contract, and statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy himself, by inspection or otherwise, as to their correctness and any error, omission or mis-description therein shall not affect or annul the sale or be grounds for rescission or compensation; (b) The Client does not make or give, and neither Christie & Co, nor any of their employees has any authority to make or give, any representation or warranty whatsoever in relation to the property; (c) Christie & Co have not carried out a detailed survey, nor tested the services, appliances and specific fittings; (d) Dimensions (where given) are approximate and should be verified by an acquirer; and (e) Any accounts or financial statements or registration information provided to an acquirer are provided on behalf of the Client by Christie & Co, who cannot therefore offer any guarantee of their completeness or accuracy, and accordingly shall not be liable for any loss, damage, cost, expenses or other claims for compensation arising from inaccuracies or omissions therein. These details were believed to be correct at the date of publication but their accuracy is not guaranteed. Subject to contract. Copyright reserved Christie & Co. September 2020