



## Dorian House

Ref: 3440631

1 Upper Oldfield Park, Bath, BA2 3JX

Freehold: £2,500,000

15 en-suite guest bedrooms

Annual Net Sales in Excess of £500,000

Guest Parking with EV charging points

Detached 2-bedroom owners' accommodation

Within easy walking distance of city centre

Pretty landscaped gardens. Successful and profitable concern





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### Location

Dorian House is located in the renowned Spa city of Bath. Bath is a major tourist destination and is famous internationally for its stunning architecture, historic prominence, and world class attractions. The city draws c.4 million visitors annually, drawn to popular sites such as The Roman Baths, Pump Rooms, Bath Abbey, the many festivals, or to simply enjoy the city's many shops, bars, and restaurants.

The city has good transport links with trains available at Bath Spa (London Paddington 1hr30mins). Dorian House is on Upper Oldfield Park, a quiet residential street approximately 10 mins stroll to the city centre in an elevated position, offering exquisite views over the city and the famous Royal Crescent.

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### Description

A substantial Victorian semi-detached property which we understand was constructed in 1860.

Arranged over four floors and constructed of Bath stone under a pitched tile roof, the property provides 14 well-proportioned and stylish letting bedrooms, ample public areas, guest parking, attractive rear gardens with self-catering luxury shepherds hut and detached owners/managers accommodation within the grounds.

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### Fixtures & Fittings

Trade fixtures and fittings are included. Our clients will provide an inventory of personal, non-included items as part of the conveyancing process.

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### Staff

The business operates under management with the assistance of a part time team. There are 3 full time employees including two managers and an assistant manager.

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### Owner's Accommodation

Constructed in 2010 and located to the rear of the garden is a single storey detached bungalow. It is comprised of two double bedrooms, open plan living room/fitted kitchen and bathroom. This is currently used by the management couple.



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### The Opportunity

Rarely does a turnkey profitable going concern opportunity present itself to the market. The guest house benefits from excellent online reviews (4.8/5 from 223 Google reviews, 9.1/10 from 1374 reviews on booking.com) giving a new owner an enhanced reputation and established client base on which to continue to build this fantastic business.

The business currently operates under management. A more hands on operator could make significant cost savings, and along with the on-site owner's accommodation, could create a very profitable business.

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### Trading Information

For the year ending June 2023 the business had a turnover of £512,521 with an Adjusted Net Profit of c. £225,000. Significant cost savings are available to an owner/operator. For the same period, occupancy was 81% with an ADR of £131.





## 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:

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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.



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