



Trinity House Hotel

Ref: 4241291

26 Blackhorse Road, London, E17 7BE

Freehold: £1,700,000

12 bedroom guest house (11 ES)

Established bed & breakfast

Period property

Parking to rear

c.4 mile to Blackhorse rd underground station

Energy Rating: D



Trinity Guest House is an established 12 bedroom guest house, with accommodation arranged over ground, first and second floors, of the property. The building is a double fronted end of terraced brick built period property, with rendered elevations beneath a slate tiled roof. The owner purchased the guest house in 2005 and approximately three years ago decided to offer the hotel to an operator on a rental agreement for a consideration of £90,000 p.a. This rental agreement is about to expire but the two parties have agreed to a two month notice period to terminate the agreement.



Location

Trinity Guest House is situated on Blackhorse Road (A1006) approximately half a mile from Blackhorse Road underground station. The Guest house is a short distance from Walthamstow Village which has a variety of trendy shops and restaurants that cater to the local community. There are excellent public transport links within easy reach:

0.9 miles from 26 Blackhorse Road to Walthamstow Central station.

26 Blackhorse Road to St James Street British Rail station.

Short bus ride from 26 Blackhorse Road to Blackhorse Road station.

2-3 stops from 26 Blackhorse Road to Blackhorse Road station via bus.

A charming northeast London town with a warm community spirit, Walthamstow is ideal for young professionals and families. 6.4 miles (10.3 km) north-east of Charing Cross, the town is bordered by Chingford, Woodford, Leyton, Leytonstone, Tottenham and the River Lea Valley. Walthamstow has very good transport links and a variety of amenities. You'll find the usual shops and chains, as well as the 17&Central shopping centre and the Walthamstow Market, Europe's longest outdoor market. There's no shortage of culture and entertainment, green spaces and Ofsted-ranked good or outstanding school

Letting Accommodation

There are 12 letting rooms that are configured as follows:

9 double bedrooms (8 of which are en suites with shower)

3 single bedrooms (2 bedrooms have an en suite and 1 has an allocated en suite shower)

5 double bedrooms are on the ground floor of which 4 have an en suite shower with one sharing



External Details

To the front of the hotel there is a small patio area with seating

There is off road parking to the rear of the hotel for circa 3 cars.

Ground Floor

Office

Conservatory currently used as a laundry room

Kitchen



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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