



# RoomsBooked Gloucester Road

*298 Gloucester Road  
Cheltenham  
GL51 7AG*

*Freehold: £1,395,000*

Ref: 3440654



## DESCRIPTION

Situated within a fantastic town centre location close to Cheltenham Spa Railway Station, this nineteen-bedroom room only accommodation business is a fabulous investment. Already generating good income to profit margins, this hands free and low input operation comes with a solid client base.

A sizeable building in a leafy area of Cheltenham, this detached property is well located to access many of the town's famous attractions, from the racecourse to high street shopping, the Jazz Festival and renowned restaurants.

Externally and to the rear is a large off-road parking area which has ample space for a number of vehicles, and there is opportunity here for further development subject to the relevant consents.

## LOCATION

what3words: ///supper.large.online

Located within easy reach of major communication links like the M5 which gives access to Bristol and the South West along with Birmingham to the North. Just over a mile away is Gloucestershire Airport, and further afield are the airports of Bristol and Birmingham International. Situated in the heart of Cheltenham, it provides easy access into the city centre for culture, shopping, restaurants, bars, the Jazz Festival, and also Cheltenham Racecourse.

## TENURE

Freehold



## KEY HIGHLIGHTS

- Close to the train station
- 19 letting bedrooms
- Access to town centre
- Ample off-road parking
- Development potential STPP
- Adj profit of circa £150K



## THE OPPORTUNITY

This is a fantastic opportunity to acquire a low maintenance accommodation business within the heart of this Cotswolds town which is close to the train station hub. Turning a good profit and with repeat business along with the development potential it offers, it's a worthwhile buy.

## INTERNAL DETAILS

Internally, the property offers a room only service. The main building offers nine rooms and the separate building to the rear offers ten rooms. All are clean, tidy and modern bedrooms. All rooms come with LCD TVs, a mixture of singles, twin rooms/doubles and family rooms. Some rooms have their own showers. Each room has a full-size fridge & microwave along with tea, coffee, kettle, crockery and a hairdryer. Wi-Fi is available throughout the entire property. Two bathrooms are shared between the nine rooms and four bathrooms between the ten rooms, and all are fully tiled with modern bathware and showers.



## EXTERNAL DETAILS

Externally, there is ample parking for a number of vehicles to the rear. The property sits within a large plot and certainly has scope for extension and/or redevelopment subject to the relevant consents.

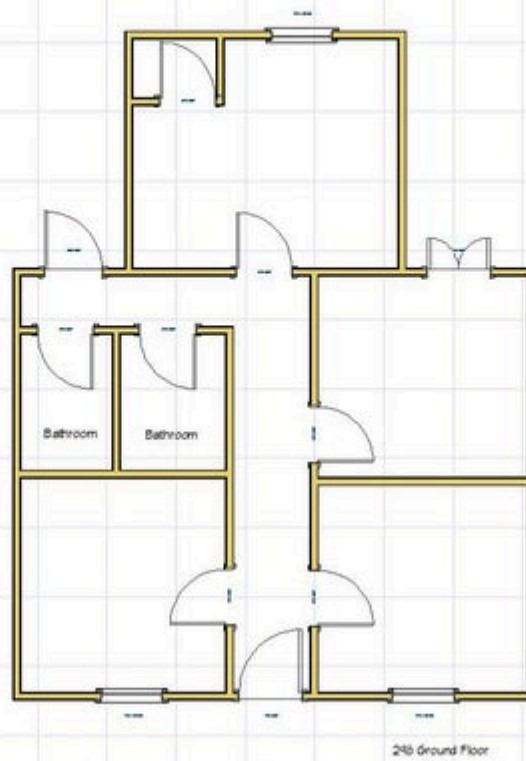
## FIXTURES & FITTINGS

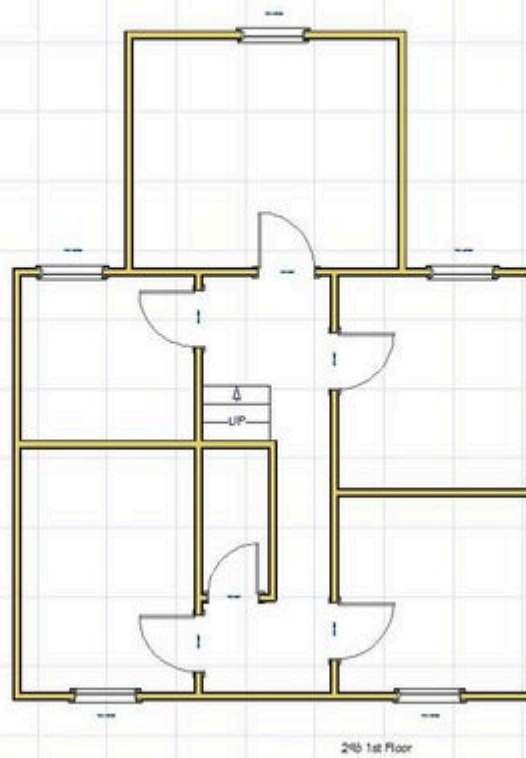
Trade fixtures & fittings are included within the freehold sale, those items personal to the owner may be excluded, contact the selling agent for clarity.

## TRADING INFORMATION

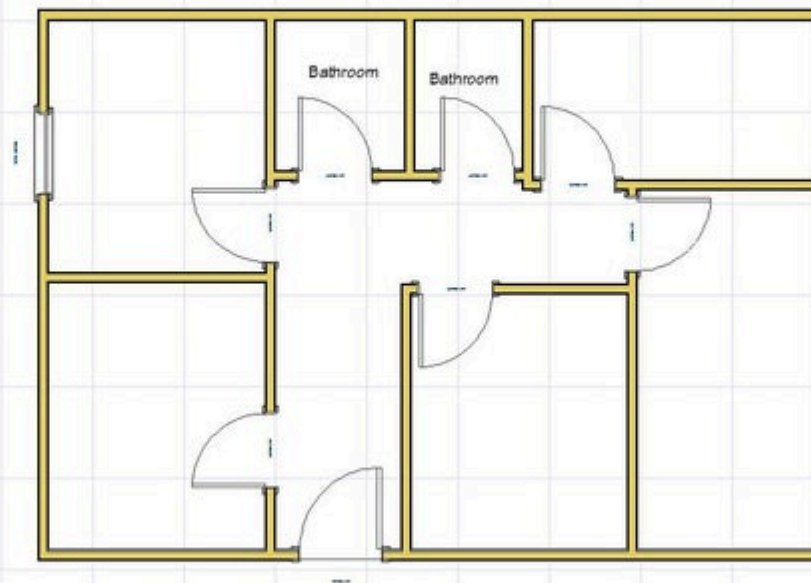
Trading information can be obtained via the selling agent.



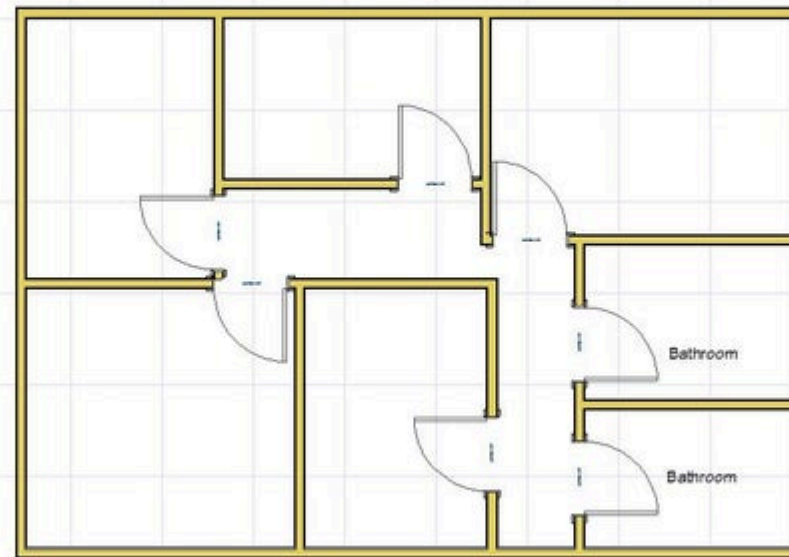








298A Ground floor



248A 1st Floor



## DEBT & INSURANCE ADVISORY

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Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

### CONTACT

T: 0344 412 4944

E: [enquiries@christiefinance.com](mailto:enquiries@christiefinance.com)

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### CONTACT

T: 01908 920 570

E: [enquiries@christieinsurance.com](mailto:enquiries@christieinsurance.com)

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## CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



### SAM ROBERTS

Senior Agent

T: +44 7764 241 321

E: [sam.roberts@christie.com](mailto:sam.roberts@christie.com)

#### CONDITIONS OF SALE

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