



Offers in the Region of
£460,000
(Freehold)

Willowbank Bed & Breakfast
Elgin, Morayshire, IV30 1LU





Characterful bed and breakfast in a prominent trading location within the beautiful City of Elgin

Stunning property offering 5 splendid en-suite letting bedrooms and charming customer areas

Benefiting from a stable year-round customer base, this easy-to-operate business provides a "home and income" lifestyle opportunity with sound profitability

Spacious and comfortable 2-bedroom owner's accommodation with new and modern service areas

Attractive gardens providing excellent amenity space with off-road parking

DESCRIPTION

Willowbank Bed and Breakfast is an imposing and highly impressive property, exceptionally well located to take of the many tourists and visitors to the thriving City of Elgin. This attractively presented bed and breakfast has been successfully operated by the current proprietors since 2004. This detached Victorian villa dates back to 1901 and has a great many original features which add character and charm. The business has been consistently and sympathetically upgraded by the current owners. In particular, recently the owners have invested into increasing the quality of the letting bedrooms and also the available service areas; key to this was the building of an extension to increase the size of the kitchen and offer more comfortable guest facilities.

TRADE

The business operates profitably on a Bed and Breakfast basis only from 5 en-suite letting bedrooms. The current owners presently restrict trading levels through choice as they are keen to retire and spend extended holidays with their family during the quieter months. This stable business has a loyal and regular clientele derived from a broad spectrum of customers including business visitors, holiday makers and sportsmen. Trading year-round, the business takes full advantage of the busy tourist season from April to September. Willowbank Guest House has its own website and features on a number of portal websites.

LOCATION

The premises are situated adjacent to the centre of Elgin, highly convenient for guests wishing to walk to the excellent range of nearby shops, restaurants, cinema etc. The business is also easily accessible for guests without cars with the railway and bus stations within walking distance. Tourism is a major economic factor in the region with golf, castles and distilleries drawing in many visitors each year.

Elgin Cathedral was consecrated in 1224 and the City has been Moray's main centre of commerce for over 800 years. With a new leisure centre, Johnson's Cashmere Visitor Centre, the Motor Museum and Baxter's of Fochabers not far away, there is a wide range of activities for visitors to pursue. The ancient City of Elgin enjoys an ideal geographic location as a base from which visitors can continue their odyssey of the Highland and Grampian regions of Scotland. Elgin has a wide range of welfare and social facilities for visitors and residents alike. There are a number of schooling options and there is a FE college close by. The City has excellent NHS facilities.





REASON FOR SALE

The current owners have decided to sell due to retirement and relocation. Willowbank has provided them with both a rewarding income and a most pleasant home.

THE PROPERTY

Of traditional stone construction over three floors and a cellar, Willowbank Bed and Breakfast is a highly attractive and substantial detached Victorian villa, under a slate roof. The property dates from 1901 and has an impressive walled frontage, with parking for 6 vehicles, including spacious gardens providing superb amenity space for guests and owners. Decorated to a high standard, the property is presented in walk-in condition.

PUBLIC AREAS / LETTING BEDROOMS

The property's main entrance is accessed from the customer car parking to the front and side of the subjects. Upon entry via a portico, the hallway leads to the spacious and comfortable reception area. From the reception area access is gained to the two ground floor bedrooms and stairs lead to a further room. From an inner hallway further stairs, with an attractive Victorian balustrade, lead to the first floor with 2 further bedrooms.

Throughout the original subjects are many of the original features such as cornicing, ceiling roses and high skirting boards etc. reflective of a building of its age which add a high degree of character. The main door from the garden is wide and leads into a portico with the original Victorian tile inlaid floor. An attractive feature is the spacious dining room which has lovely views to the garden grounds.

In total Willowbank Bed and Breakfast currently has 5 comfortable letting bedrooms, configured as follows:

Ground Floor

Room 1 - Single room with en-suite shower room

Room 2 - Twin room with en-suite shower room

First Floor

Room 3 - Double room with en-suite shower room

Room 4 - Family room (single and double) with en-suite shower room

Room 5 - Family room (double and 2 singles) with en-suite shower room

Each room benefits from controllable central heating, flat-screen Freeview digital television, hairdryer, irons and complimentary tea/coffee. All rooms are delightfully furnished and attractively decorated.







PRIVATE ACCOMMODATION / SERVICE AREAS

The owner's currently make use of two bedrooms with private family bathroom facilities on the second floor. On the ground floor there is a spacious lounge which is presented to a high standard and retained entirely for owners use. A substantial office with storage is located on the first floor. The newly built extension on the ground floor offers a spacious modern kitchen which is a most attractive feature of this property with excellent storage. There is also a utility room.

A laundry and linen store is located just off the main hallway plus there is a large cellar which provides excellent general storage. In addition there are numerous storage cupboards throughout. There is also a workshop and an integral garage with remote control electric shutter door.





GROUND

Willowbank Bed and Breakfast is a substantial property and benefits from a prime roadside trading position. There is parking for up to 6 cars; ample for business needs and owners use. There is additional public parking close to the property. Attractive and mature south facing walled gardens complement this prestigious property. To the rear of the garden is a pleasant summer house plus there is a shed.

SERVICES

Benefiting from mains electricity, water and drainage, mains gas is used for central heating. The property boasts double glazing throughout. The building benefits from a modern integral fire alarm system. Wi-Fi is available throughout the property and the owners utilise a CCTV system.

TRADE

The present trading pattern provides a most comfortable family home and a sound level of profitability. The current proprietors have chosen to restrict trade in recent times to suit their desired lifestyle. New owners could easily increase trade should they so desire. Trading accounts will be made available to interested parties subsequent to viewing.





WEBSITE

www.bnbwillowbank.com

PRICE

Offers in the Region of £460,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

EPC RATING

Willowbank Bed and Breakfast has an Energy Performance Certificate rating of 'D'.

RATES

The rateable value of Willowbank bed and breakfast is £11,100 (effective from 01 Apr 2017) benefitting from 100% discount under the Small Business Bonus Scheme with a payment liability of Zero.

DIRECTIONS

Elgin is situated on the main A96, the arterial route between Inverness (40 miles) and Aberdeen (66 Miles). The Willowbank Bed and Breakfast is set in the heart of Elgin, see map insert.

FINANCE & LEGAL SERVICES

ASG Commercial is in touch with several lenders who provide specialist finance to the hospitality trade. Paul Hart (Director Commercial Sales) will be delighted to discuss your financing requirements with you and make an appropriate introduction. We have access to a large team of legal experts who can act in all legal matters arising.

VIEWING

All appointments must be made through the selling agents:

ASG Commercial Ltd

17 Kenneth Street, Inverness, IV3 5NR

T: 01463 714757

M: 07799 896931 (Paul Hart)

M: 07557 785879 (Jackie MacGregor)

E: info@asgcommercial.co.uk

W: www.asgcommercial.co.uk

OFFERS

All offers should be submitted in writing to ASG Commercial Ltd with whom purchasers should register their interest if they wish to be advised of a closing date if one is set.



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