



Wellington Road, Bridlington
YO15 2BG

Asking Price £450,000

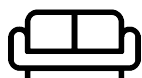
HUNTERS®
HERE TO GET *you* THERE



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42 Wellington Road, Bridlington, YO15 2BG

DESCRIPTION

An exceptional opportunity to acquire Wellington House, a beautifully presented Victorian holiday home and an established, highly profitable holiday letting business in the popular coastal town of Bridlington.

Just a short stroll from Bridlington's award-winning sandy beach, this impressive eight-bedroom, six-bathroom property comfortably accommodates up to 15 guests and has been thoughtfully designed to cater for larger groups, making it a popular choice for multi-generational holidays and group celebrations.

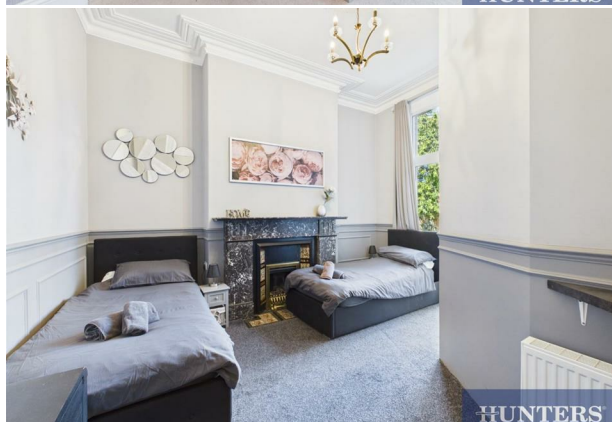
We are advised by the vendor that the business has traded continuously for approximately five years and has developed a loyal customer base, achieving Airbnb Superhost status with around 95 guest reviews and an average rating of approximately 4.85 stars at the time of instruction.

Finished to an excellent standard throughout, the property offers spacious and versatile accommodation including a generous kitchen diner and separate lounge, both featuring welcoming wood-burning stoves, alongside a cosy snug with games console. Outside, guests can enjoy a secure enclosed garden complete with a six-seater hot tub, table tennis table and trampoline, while ample off-road parking for four vehicles and full-fibre broadband further enhance its appeal.

During the current ownership, Wellington House has been the subject of significant investment and improvement. The property has undergone extensive refurbishment, including the addition of a kitchen and bathroom extension, replacement of the principal bathroom, comprehensive rewiring and replumbing works, together with the replacement of a number of windows.

In addition to its impressive accommodation, the property benefits from a number of practical features that have supported its successful use as a holiday let, including remotely controlled heating and hot tub systems, allowing efficient management when away from the property.

This is a unique and exciting opportunity, schedule a viewing today!



INFORMATION

Business Information

According to information supplied by the vendor, the business has generated an approximate gross annual income of between £71,000 and £100,000 over the last four full trading years. The vendor further advises that, after adjusting for one-off capital improvements and financing costs, the business has achieved an average adjusted net profit of approximately £46,500 per annum. These figures have been provided by the vendor and should be independently verified by prospective purchasers as part of their own due diligence.

The business has been established to operate efficiently with remote management. The vendor advises that an experienced team responsible for cleaning, housekeeping, hot tub servicing and garden maintenance is available to transfer with the sale, allowing for a smooth handover. The property also benefits from a Wi-Fi-controlled heating system and a hot tub powered by an air source heat pump, enabling temperatures to be adjusted remotely.

The vendor further advises that all relevant compliance documentation will be included within the sale, including a professionally installed fire alarm system and fire risk assessment, together with current Electrical Installation Condition Report (EICR) and Gas Safety certification.

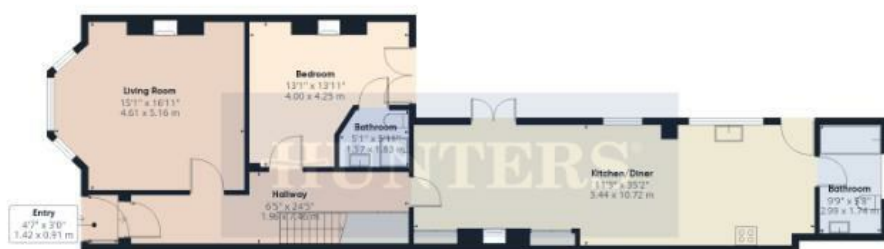
The vendor has informed us that the business is being offered for sale due to personal health circumstances. We are advised that the business has continued to perform well during this period, supported by the existing management team, and is being brought to market as a genuine lifestyle and investment opportunity rather than due to concerns regarding its trading performance.

There may also be scope for future growth by developing partnerships with local businesses to offer additional guest experiences such as pamper evenings, cream tea packages, personal chef services and celebration house dressing. Further opportunities may exist to increase direct bookings through continued development of the property's website, search engine optimisation and an enhanced social media presence.

HMRC Disclaimer
Should you wish to
we are obliged by
Laundering Check
compliance partner
service.







Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

2431 ft²

225.8 m²

Reduced headroom

46 ft²

4.2 m²

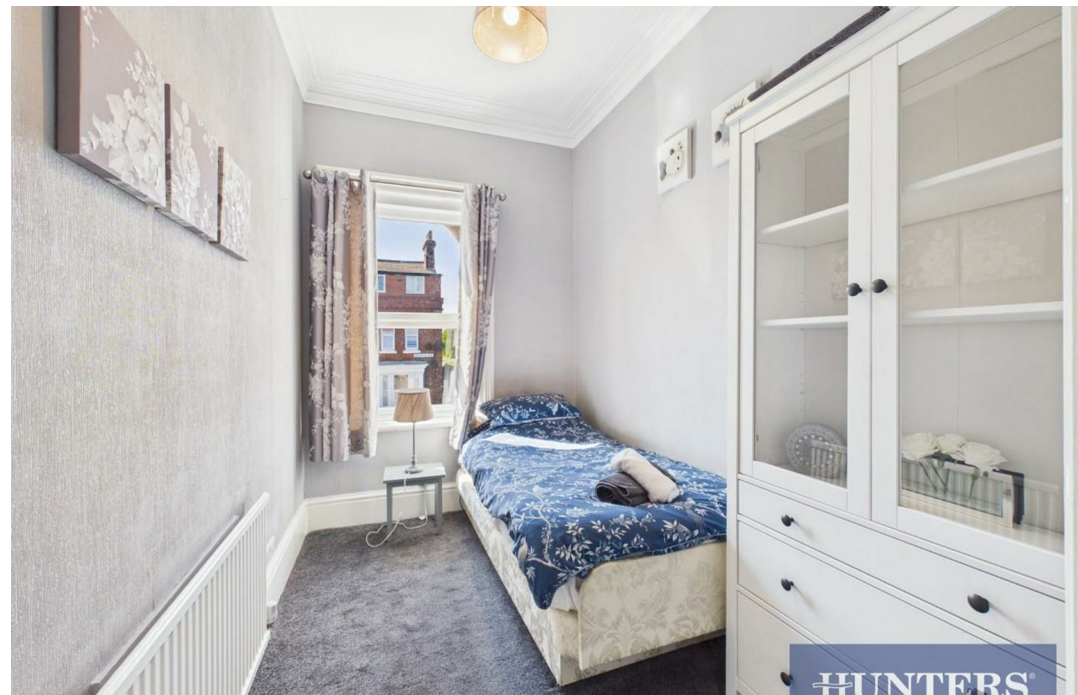
(1) Excluding balconies and terraces

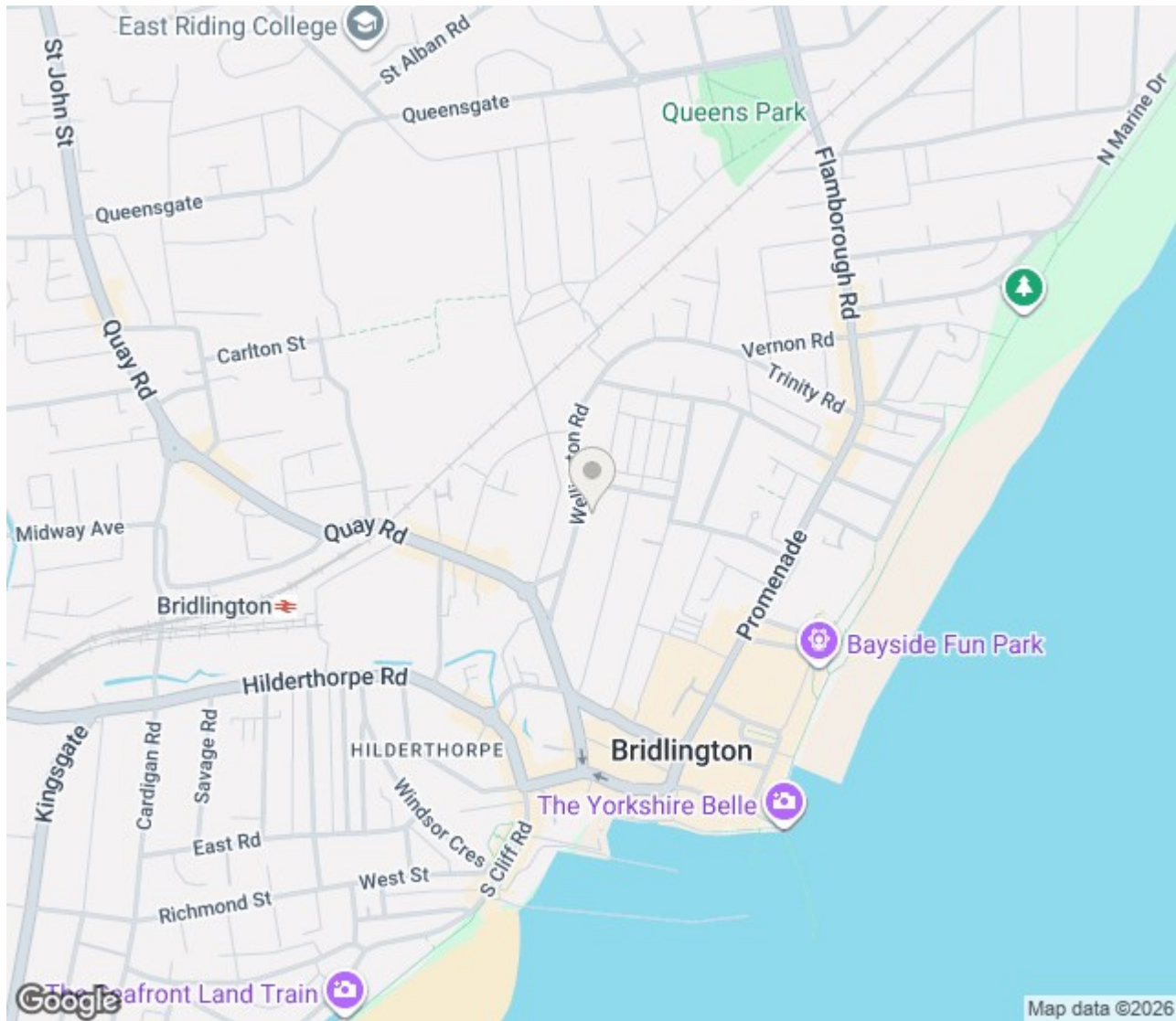
Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

27 Quay Road, Bridlington, YO15 2AR | 01262 674252 | bridlington@hunters.com







These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.