



Pay & Sleep

- 79 bedrooms
- 37 with ensuite facilities
- Four buildings
- Close to Southall Rail Station
- Sub lease by negotiation
- EPC Rating: A

4,5,6,7 The Crescent South Road Southall, Middlesex, UB1 1BE

Leasehold: Premium offers invited

Annual Rent: Guide price £500,000 pax

Ref: 2440283

THE OPPORTUNITY

Pay & Sleep is not just an established hostel - it is a proven sustainable business with longstanding partnerships in the private and public sectors. Operating since 1985, it holds an up to date HMO license and provides accommodation for a wide range of clients including local authorities, housing associations, charities and private guests. The opportunity provides a secure revenue base from repeat bookings and on going public sector referrals.

Guide price £500,000 pax.

LOCATION

Pay & Sleep is ideally situated a few minutes walk from Southall Station providing easy access to Central London (15-18 minutes) and Heathrow airport in circa 10 minutes. Southall town centre is a busy and vibrant area centered on the Broadway which is known for its South Asian food restaurants, fashion and retail businesses.

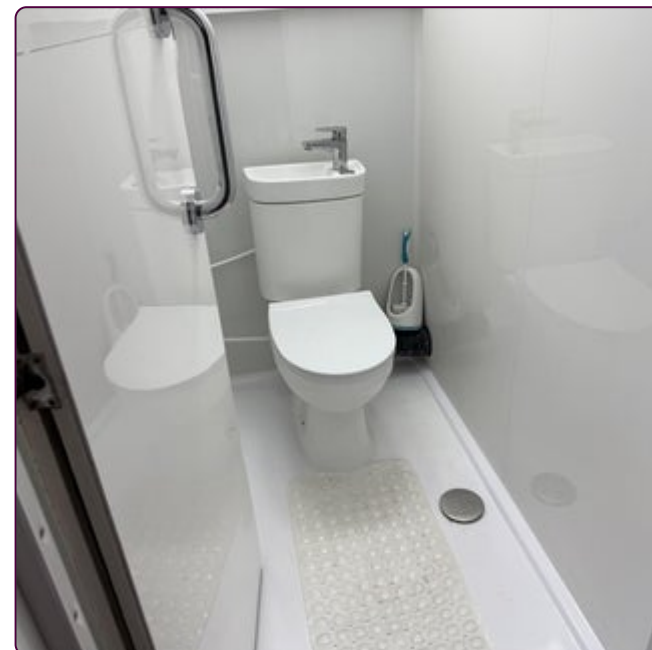
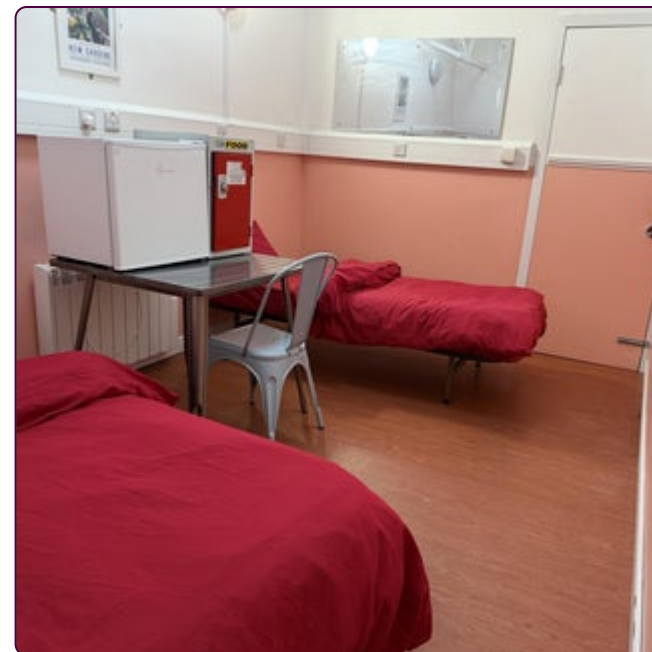
TENURE

The current owner is looking to create a sub lease by negotiation for a minimum of 10 years.

DESCRIPTION

There are 79 bedrooms and the hostel is registered with an in date HMO license (112 people). The hostel has sue generis usage.

Pay & Sleep provides emergency temporary accommodation for those in need waiting to be placed into more permanent accommodation by the local authorities. Both homeless people and asylum seekers fall into this category and can be placed here. The owners are experienced operators who have been in place since 1985. Our client has invested heavily into the infrastructure of the business e.g. state-of-the-art fire alarm system, independent sprinkler system (280 heads throughout). Secure entrance doors, exits controlled, turnstiles and automatic fire escape doors.



INTERNAL DETAILS

There are 37 ensuite rooms and 2 further bedrooms with exclusive use of shower rooms on the mezzanine floor. The remaining 40 rooms are in the front block and have shared facilities (on floors 1, 2 and 3).

The letting accommodation is configured as follows:

- 24 single rooms
- 52 twin bedded rooms (doubles)
- 2/3 triple rooms

Room sizes can be provided upon request.

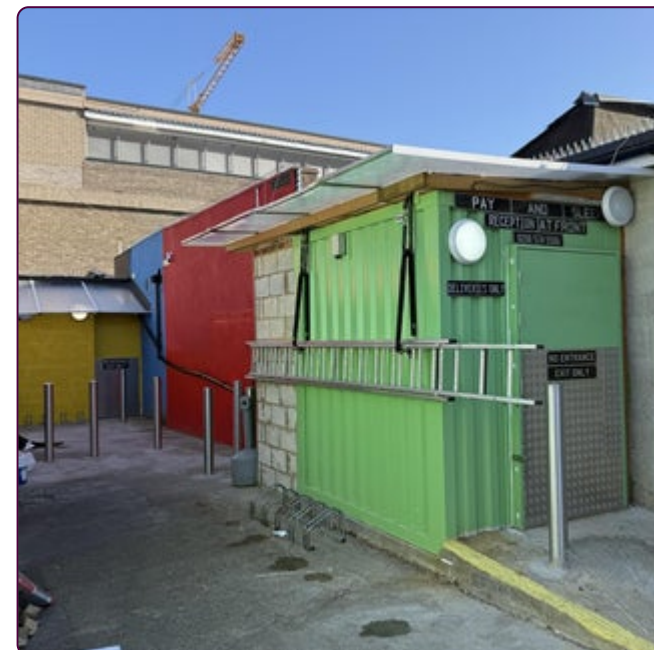
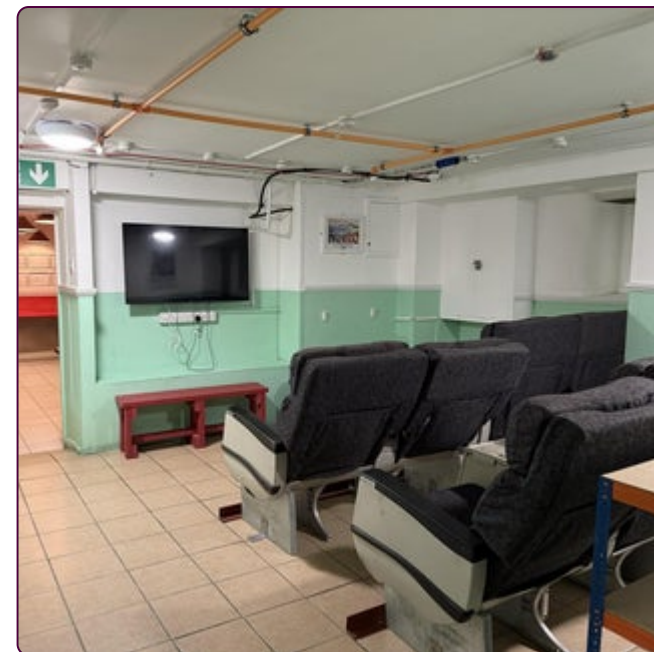
The buildings are monitored by CCTV in the office which is situated at the entrance to the hostel. There is a laundry room, two TV rooms/lounges and a dining room.

EXTERNAL DETAILS

To the rear of the hostel there is a play area for everyone's use which the current owner and the London Borough of Ealing funded.

STAFF

There is 24 hour security in the hostel at all times.



DEBT & INSURANCE ADVISORY

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CONTACT

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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:



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