

Richmond Hotel
14 Park Place - Weston-super-Mare - North Somerset - BS23 2BA



- ***PRIME POSITION HOTEL ON SEAFRONT OF POPULAR COASTAL RESORT.***
- ***FIRST TIME FOR SALE AFTER 31 YEARS IN THE SAME FAMILY.***
- ***BUSINESS TURNOVER £276,630 (EXCL. VAT) WITH HIGH PROFIT.***
- ***15 GUEST BEDROOMS (14 EN-SUITE, 1 WITH PRIVATE FACILITIES).***
- ***LIFT TO ALL FLOORS, BAR, RESTAURANT, OUTSIDE CUSTOMER SEATING.***
- ***FULL CATERING KITCHEN, LAUNDRY, CELLAR, OFFICE.***
- ***SELF-CONTAINED FLAT TO REAR WITH 3 DOUBLE BEDROOMS.***
- ***REAR GARDEN WITH LAWN, PATIO AND REAR ACCESS.***

Price: £900,000

For the **FREEHOLD PROPERTY** together with **GOODWILL, FIXTURES, FITTINGS** and **EQUIPMENT** comprised in the business, with the stock in trade to be taken at valuation.

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LOCATION: Weston-super-Mare is a popular seaside resort in North Somerset. The town is approximately 18 miles southwest of Bristol and has a growing population in excess of 75,000 with Weston-super-Mare and the surrounding area having seen vast development in the last couple of decades. Weston is famous for its Seafront, Pier and long Sandy Beach that attracts thousands of tourists every year. Park Place is located at the northern end of the Seafront behind a large Public Car Park (Melrose Car Park) with this business in particular sitting behind a park meaning that there are no large buildings interrupting the extensive views that in this location are blessed with.

BUSINESS: The Richmond Hotel has been in the same family ownership for the last 31 years and has been owned and operated by our client for the last 19 of those years. The Hotel trades very much as a traditional Hotel business but also has a Bar and Restaurant open to non-residents. To the front there is a large Raised Patio Seating Area with both step and ramp access from the pavement. A central door provides access to the main building with the Bar to the left and Restaurant/Dining Room, with 28 covers, located to the right. An internal hall leads further into the property where there is an Office/Reception access to the 8 person Lift, which goes to the first and second floors, and central staircase leading to the Guest Bedrooms. The Bedrooms are all well presented having been subject to an ongoing maintenance programme by our client with all bedrooms benefitting from flat screen t.v., tea and coffee making facilities and good quality soft furnishings. The bedrooms are arranged as follows:

1 Double Bedroom with en-suite bathroom, toilet and wash hand basin located on the half landing between the ground floor and first floor.

First Floor:

2 Double Bedroom with en-suite shower room, toilet and wash hand basin.

3 Twin Bedded Room with balcony to the front, en-suite shower room, toilet and wash hand basin.

4 Double Bedroom with balcony to the front and private use of shower room, toilet and wash hand basin located across the central hallway.

5 Family Bedroom with double bed, bunk beds, en-suite bathroom, toilet and wash handbasin.

6 Double Bedroom with en-suite shower room, toilet and wash hand basin.

7 Family Bedroom located on half landing between the first and second floor with en-suite shower room, toilet and wash hand basin.

8 Family Bedroom with en-suite bathroom, toilet and wash hand basin.

9 Double Bedroom with en-suite shower room, toilet and wash hand basin.

10 Single Bedroom with en-suite shower room, toilet and wash hand basin.

11 Family Room with en-suite bathroom, toilet and wash hand basin.

12 Double Bedroom with en-suite bathroom, toilet and wash hand basin.

Ground Floor (bedrooms located to rear of property):

14 Family Room with en-suite shower room, toilet and wash hand basin.

15 Family Room with en-suite shower room, bath, toilet and wash hand basin.

16 Double Room with en-suite shower room, toilet and wash hand basin.

Also located on the ground floor is the Catering Kitchen, fully equipped with a wide range of commercial appliances, stainless steel work surfaces and adjacent food preparation area. The kitchen has external access to a side path which also gives access to a storeroom and to the rear the Laundry Room with three washing machines and two dryers. There is a Customer Toilet with wash hand basin on the ground floor as well as

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staff toilet/store, cupboard stores and access to the subterranean cellar.



BUSINESS HOURS: The Richmond Hotel is open all year and during the Summer months the Bar is open 11.00 a.m. to 11.00 p.m. opening later in the day during the quieter times of year depending on customer demand. The Restaurant is also open to residents and non-residents throughout the same hours but closing at 8.00 p.m.

STAFF: Our client takes a full-time active role in the business and employs one full time member of staff and casual staff as required.

BUSINESS TAKINGS: The Business Turnover, as shown in the accounts for the most recent financial year end, was £276,630 (excluding VAT) with high profits shown to working owners. Full trading figures will be made available for inspection following a viewing of the business.

PRIVATE ACCOMMODATION: Located to the rear of the property with both internal and self-contained access is a large Flat. The private accommodation comprises large Lounge/Dining Room with patio doors to rear garden, Kitchen with a range of fitted units, Office, three Double Bedrooms (one with en-suite toilet and wash hand basin and one with en-suite shower room, toilet and wash hand basin), Family Bathroom with bath, toilet, wash hand basin, separate shower cubicle and fully tiled.

PROPERTY: The substantial detached property is thought to have been built during the early 1900's and has double glazed windows throughout and gas fired central heating. To the rear there is a good size Garden with patio seating area, lawn, store and rear access via path and gate.

PRICE: £900,000 for the Freehold Property together with the Goodwill, Trade Fixtures, Fittings and Equipment comprised in the business with the stock in trade to be taken at valuation.

Non Domestic Energy Performance Certificate (NDEPC): If these details have been supplied as a PDF the NDEPC for this business can be downloaded at <https://www.ndepcregister.com/direct/report/0070-1211-0350-6141-7030>

If supplied as a 'hard copy' the front page of the relevant NDEPC is attached to these particulars.

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BUSINESS RATES: This business presently benefits from 100% rate relief on business rates.

VIEWING: Strictly by appointment and under no circumstances must any approach be made directly to the business. Arrangements can easily be made via the vendors' agent Humberstones on 01275 377880.

COMMERCIAL FINANCE: Humberstones are able to offer guidance and assistance in arranging suitable commercial finance to help with the purchase of a business. For a confidential, no obligation discussion please call our Commercial Finance Department on 01275 377880.



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