

DM HALL

Business
For Sale

Guest House



Allerton House
Oxnam Road
Jedburgh
TD8 6QQ

Property Details

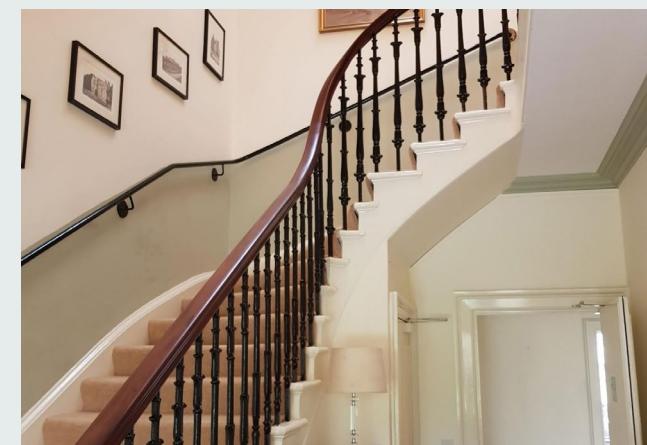
- Six spacious en-suite rooms and a one-bed self-contained annex
- Attractive two-bed owners' accommodation
- Easily managed lifestyle business
- Established Reputation
- Offers in the region of £600,000 are being sought for the heritable asset, goodwill, fixtures and fittings.

LOCATION

The subjects are located within the town and former royal burgh of Jedburgh in the Scottish Borders. The town is found on the A68 - a key arterial route connecting the Scottish Borders and Northumberland and is 10 miles from the Carter Bar pass.

Jedburgh is located approximately 48 miles to the south of Edinburgh and around 57 miles to the north of Newcastle. It is situated around 55 miles from both Edinburgh and Newcastle Airports.

Allerton House is located in a largely residential area - which is close to Jedburgh Town Centre. Its location allows easy access to local amenities in less than 10 mins walk. The town has many historic sites alongside being a key stop off on St Cuthberts Way and Borders Abbey Way.



DESCRIPTION

Allerton House is an attractive detached Georgian house arranged over ground and first floors. Internally, access is directly via a large entrance hall. The property is bursting with great period features.

The ground floor is home to two ensuite guest bedrooms, alongside the property's dining room. Other areas on the ground floor include the guest house kitchen, laundry, hall and pantry. There is also access to the owner's accommodation which includes a modern kitchen and living room at this level.

The first floor contains a further four ensuite bedrooms, study, and the first floor of the owner's accommodation. The ground floor and first floor of the owner's accommodation is connected via private stairway.

Allerton House Stables is an attractive converted building of two storeys, with modern open plan living room / kitchen, and first floor double bedroom.

The house is set on beautiful landscaped graded lawns and a large tarmac driveway.

ACCOMMODATION & FLOOR AREAS

The property extends to a gross internal area of approximately 446.7 sq. m. (4,808 sq ft)

SERVICES

The property benefits from mains supplies of gas, electricity and water.

TENURE

Heritable

ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The rating is G (218)



NON-DOMESTIC RATES

The subjects have a Rateable Value of £7,200 per annum.
And a council tax band of C.

THE BUSINESS

BUSINESS OVERVIEW

Allerton House is a 4 Star Guest House which currently trades from six ensuite letting bedrooms and a one bedroom self-contained converted stable. The business currently has 4.9 stars on Trip Advisor and 9.5 on Booking.com. 90% of the ratings on Trip Advisor are Excellent.

Bookings are generated from its own website, alongside utilising Booking.com and other providers. There is also good custom from those on Multi-Day Walking Tours.

The business is currently run on a lifestyle basis currently trading from March until the end of October. This captures the busiest period of the year but shows ample opportunity for the business to be developed further.

Allerton House is a standout opportunity for those looking to take over an easily managed guest house with a great reputation.

TRADING FIGURES

Full accounts information will be made available to interested parties, following a formal viewing.

PROPOSAL

Our client seeks offers in the region of £600,000 for the heritable asset, goodwill, fixtures and fittings.

Stock will be sold through separate negotiations.

LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.



