



33 Cedar Villa Guest House | Kenneth Street | Inverness | Highland | IV3 5DH

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33 Cedar Villa Guest House, Kenneth Street, Inverness, Highland, IV3 5DH

- 6 Letting Rooms (3 En-Suite)
- 2-Bed Owners Accommodation
- City Centre Location
- Growth Potential
- Main Tourist Route
- Easily Managed Business
- Original Features
- Year-Round Trade
- Freehold

Summary

Built in 1893, Cedar Villa is an attractive semi-detached Victorian Villa constructed from traditional sandstone. It occupies a prominent position on Kenneth Street in Inverness, a 5-minute walk from the city centre, in a great trading position to capture passing trade from passing tourists going to Loch Ness and onwards to Fort William. Operating all year round, this 6-bedroom guest house offers warm and welcoming accommodation mainly to tourists in the summer and longer stay contractors in the winter. With a wealth of original features, viewing is highly recommended to truly appreciate the potential and the lifestyle opportunity that Cedar Villa has to offer.

Situation

Cedar Villa occupies a great trading position on Kenneth Street, which connects to the busy A82 tourist route, and offers excellent visibility and frontage. The surrounding area has further commercial uses and a number of residential dwellings, with a number of additional attractive Victorian buildings. Inverness is commonly regarded as both the commercial and tourist capital of the Highlands and provides a great range of amenities, shopping facilities and leisure services for tourists and locals alike. The city centre can be reached in 5 minutes. There is a global market for tourism in Inverness and the surrounding Highlands and as such many visitors seek accommodation within the city. Attractions on offer in the region include the Whisky Trail, Loch Ness and many historical points of interest. Perhaps the most enticing feature for the global tourism trade is the exceptional scenery on offer in the surrounding area, ranging from sandy beaches to striking mountains and lochs. Transport options are excellent, with





The Business

Cedar Villa is a long-established guest house and has been run by the current owners for approximately 15 years. Over this time it has developed an excellent reputation for comfortable accommodation with a 'home from home' service. The business can be easily run by a couple, without the assistance of any additional staff, and is being placed on the market as the owners now wish to retire from the trade. Located just 5 minutes from the main city centre of Inverness it attracts a diverse clientele including tourists, business contractors, salespeople and guests visiting the university. This eliminates reliance on one specific sector and allows the guest house to trade all year round. The peak trading season is from April to late October. The 6 letting rooms (4 En-Suite and 2 with a shared shower room/wc) are in great order, and have a combined total occupancy of 17 guests per night. Prices range from £35ppn, with all prices including a 'hearty Scottish breakfast' or continental option. Evening meals are served on request, an area that could be developed by new owners. The business has a strong online presence, advertising both on their own website (with booking facilities) and many other sites including: Booking.com, Laterooms and Expedia. On all of these sites, Cedar Villa has superb customer reviews and enjoys a 4.5 star rating on TripAdvisor. The hospitality industry remains a high value and sustainable sector in the area, with Inverness being the gateway to many of Scotland's major tourism destinations. Demand for short, weekend and city break accommodation is high and Cedar Villa is ideally situated to take full advantage of this.



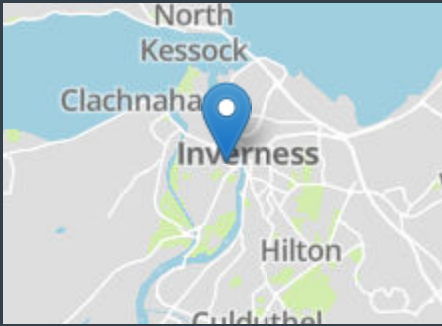
Property

From a conspicuous trading location on Kenneth Street, entry to the house is via a partially glazed door which leads into the welcoming hallway with beautifully patterned tiles on the floor, and staircase to the upper levels. To the left is a spacious, front-facing dining room, generously arranged to accommodate all guests. The attractive room boasts original Victorian features, including high ceiling and cornicing. The large bay window set at the front, and the welcoming living flame fire in the splendid fireplace round off the attraction of this as a popular breakfast setting for guests. Also accessed from this hallway is the bright owners' lounge, decorated in soft neutral tones, and the kitchen. The kitchen is fitted with a range of white wall and base units with contrasting black worktops, a tall standing fridge freezer, and a six-ring gas range with double oven cooker. A door from the kitchen leads to the more modern owners' accommodation. With its own glazed external door, the substantial owners' accommodation boasts two bedrooms, a large master bedroom, a double room and a bathroom fitted with corner bath, wash hand basin and W.C. The door from the kitchen can be locked, keeping these rooms completely separate from the guest house. With access from the stairs in the hallway, split over two floors are the six letting rooms, each of which is well furnished and individually decorated while maintaining original features, including high skirtings. Each of the rooms has the benefits of wardrobes/cupboards, hospitality trays with tea and coffee-making facilities, 32-inch Freeview TV and free Wi-Fi. The first floor boasts Rooms One, Two and Three. Rooms One and Two are currently set up for family occupancy, each with a double/king size bed and a single bed, and En-Suite facilities. Room Three is a single occupancy room and has a separate bathroom across the hall. Located on the second floor are Rooms Four, Five and Six. Room Five, is an En-Suite family room with a double bed and a single bed. Room Four is a twin room, and Room Six a double room; these two rooms share a W.C and shower room.









Trading Figures

The business trades profitably all year round. There is also a great opportunity to increase revenues by serving evening meals, obtaining an alcohol licence, and undertaking a specific marketing campaign. The business currently trades beneath the VAT threshold. Full trading figures will be available after formal viewing has taken place.

Summary

The sale of Cedar Villa is a wonderful opportunity to purchase a long-established bed and breakfast business a short walk from the centre of Inverness in the heart of the High and tourist trail. It benefits from all-year-round trade, with a mixed clientele, and is offered in true walk-in fashion. It is an easily managed business that is ideal for a husband and wife team.

Services

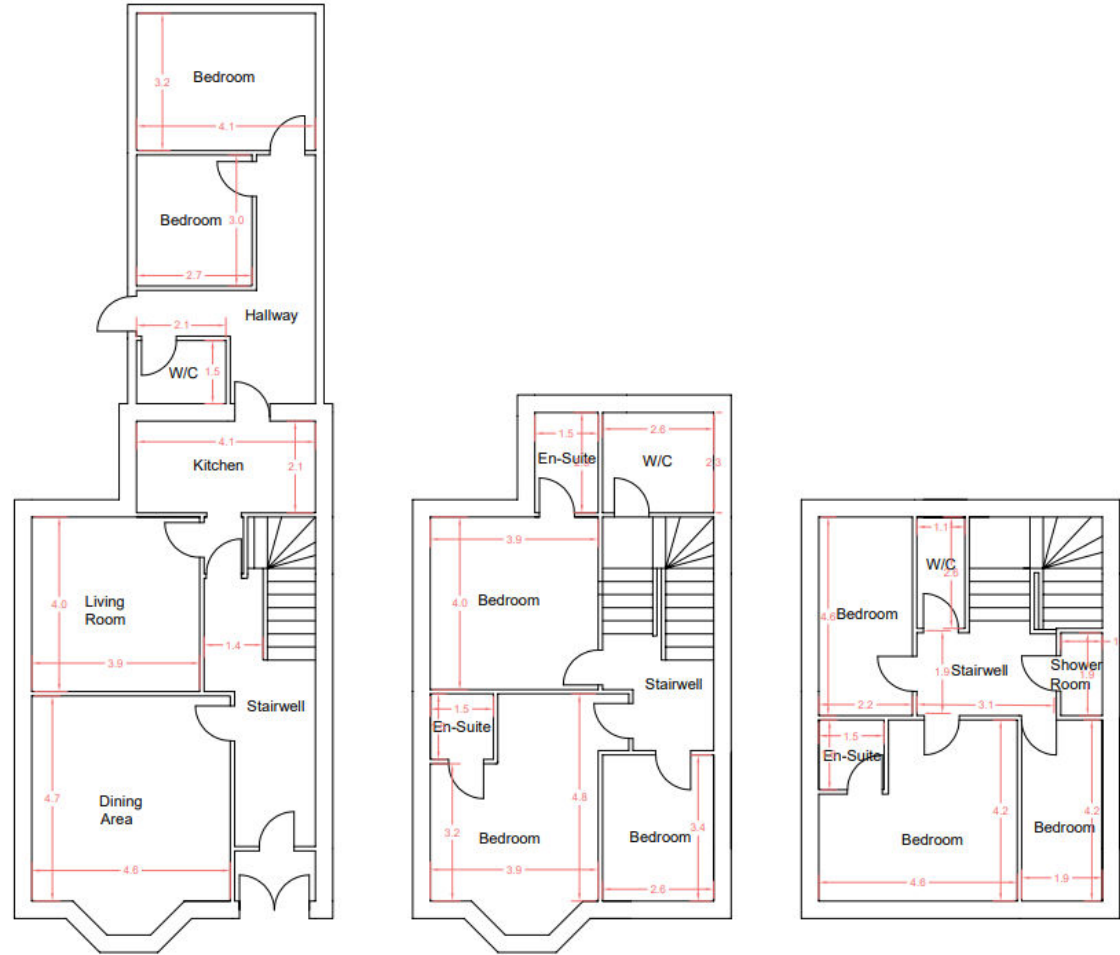
The property has mains water, drainage and electricity. It is fitted with a combi boiler and gas central heating.

Tenure

The property is held on the Scottish equivalent of Freehold.

Price

Offers in the Region of £475,000 are sought for the heritable property, fixtures, fittings and goodwill of the business. Items of a personal nature are to be excluded from the sale.



All appointments to view this or any of our other properties must be made through the vendors sole agents:



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.