



23 York Place | Perth | PH2 8EP

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# 23 York Place, Perth, PH2 8EP

- Central Location
- 13 En-Suite Letting Rooms
- 32 Cover Dining Room
- Strong Turnover & Profitability
- Fully Licenced
- Well-Equipped Commercial Kitchen
- Off Street Parking for 4 Vehicles
- Freehold

## Summary

In the centre of Perth, a short distance from both the railway and bus station, is Woodlea Guest House a charming Victorian building where guests can enjoy the close proximity to the wide variety of independent shops and restaurants. Previously run as a boutique hotel, Woodlea has 13 letting rooms and large dining room. The business could easily be expanded to utilise the alcohol licence and by opening to non-residents for teas and coffees, lunches and evening meals.

## Situation

Located in the City Centre of Perth, Woodlea benefits from its prominent trading location in York Place, a short distance from the main bus and railway stations with connections to Glasgow, Edinburgh, Aberdeen and Inverness. Perth is an attractive and bustling city in the heart of Scotland and offers great links to the central belt. The city offers a wide range of services and amenities including shopping, business, and leisure facilities together with multiple primary and secondary schools, a university and health care facilities including a hospital. There are local independent retailers in the city as well as well-known retailers and a thriving shopping centre which offers a wide variety of retail and eatery outlets. Perth is a great city which offers close links to Glasgow (60 miles) and Edinburgh (43 miles). The city benefits from being along the River Tay meaning you are only a stone throw away from scenic walks and views. Whilst the town is busy and popular, Perth still maintains a historic landscape, meaning the city benefits from modern and timeless entities intertwined. The city has amenities of a characteristic museum, a castle, two excellent art galleries and a





## The Business

Woodlea Guest House has been owned by the current owner for over 30 years during which time it has been upgraded and exceptionally well maintained. A long-established business it benefits greatly from its excellent reputation and reviews. Fully licenced the guest house previously operated as a small hotel offering high teas and evening meals. Income is predominantly generated now through the 13 letting bedrooms with a small additional revenue from licensed wet sales. It operates from April through to November and is run to suit the current lifestyle of the owner.

There are 9 en suite double / twin rooms, with room rates from £70 - £80 per night, 2 family rooms with rates from £90 to £110 per night and 1 single room with rates of £58 to £65 per night. There is also an additional twin room with private bathroom which would make an ideal on site managers accommodation.

Woodlea is very popular with overseas tourists from Europe, North America and Australia, who come to explore the area and often research ancestry at the library opposite Woodlea. The guest house attracts a lot of couples, families, cyclists and walkers. It is incredibly popular during the many annual events that Perth and the surrounding area are renowned for.

The business is run by the current owner who takes a very much hands on approach. They are assisted by part time staff to help with breakfast and housekeeping as and when required. The vast majority of room occupancy is booked in advance and forward bookings are always at a consistent level. The business utilises its own modern website and other portal booking agencies such as booking.com.

There is great scope to significantly increase revenues by opening up to non-residents for lunch and bar meals, high teas, evening meals and offering a bar service.



## Property

Woodlea Guest House is a beautiful and traditional Victorian town house that has been tastefully and sympathetically extended to provide 13 letting rooms over 2 floors. The property has retained a number of lovely original features including some ornate cornicing and beautiful staircase.

The property is offered in true walk-in condition with all rooms furnished and tastefully decorated. The property is accessed through the entrance vestibule and into the main hallway, the central point of the property, with stairs leading to the upper floor. Immediately to the right is the guest lounge while to the left is the spacious fully licensed dining room with seating for up to 28 guests. The commercial kitchen is also located at the rear of the original building.

A hallway leads to the rear of the property and modern extension where there are a total of 5 letting rooms. On the ground floor there are also male and female toilets and ample storage and service areas.

A stair from the main hall leads to a half landing where the second floor of the extension can be accessed. This rear landing provides access to a further 6 lettings rooms. While on the first floor of the original building there are 3 further guest bedrooms which have some lovely features and traditional high ceilings.

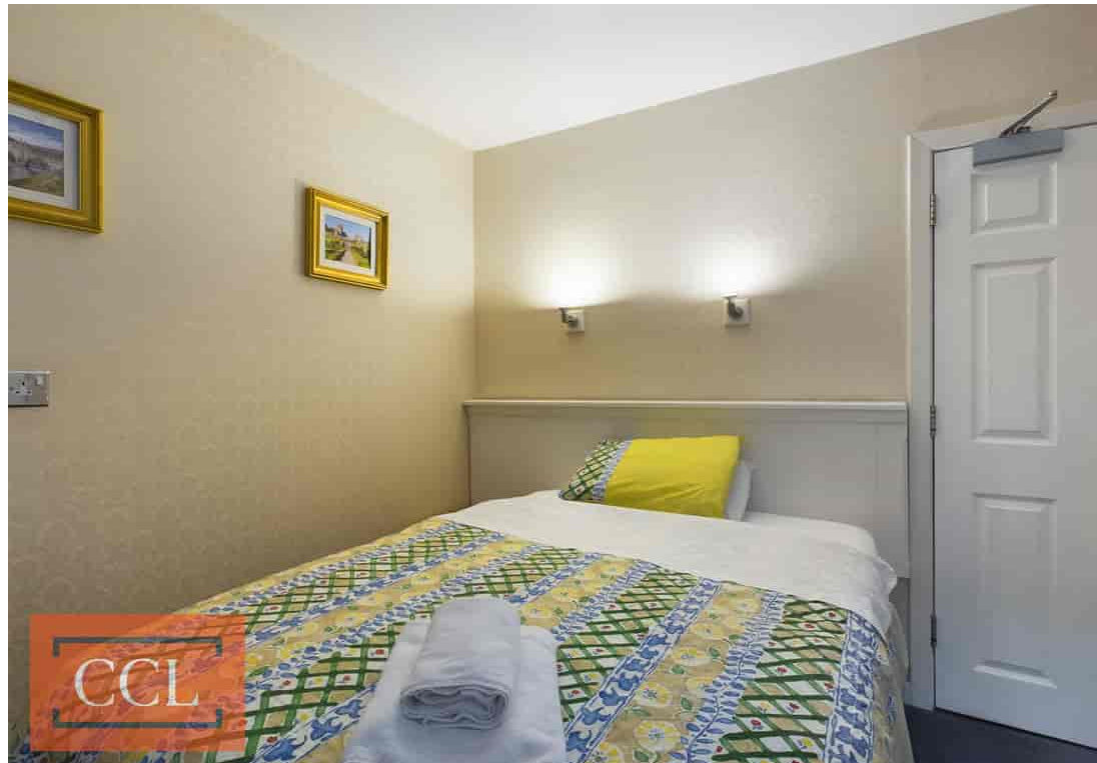
There is a room at the front of the building which has been converted to an office but would make an ideal additional guest room.



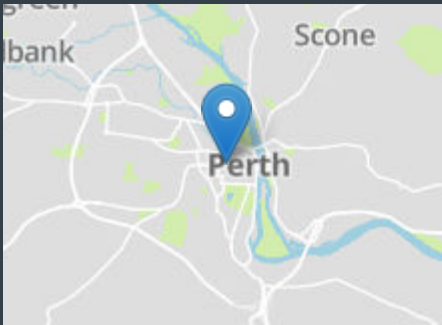
## External

This extensive building sits in a prominent location with excellent frontage on York Place. There is car parking for 4 vehicles at the front with an abundance of additional parking close by. The car park is surrounded by a small retaining wall that is planted with a mature hedge and bedding plants.









### Tenure

This business / property is offered on the Scottish equivalent of Freehold.

### Accounts

Trading information will be released after formal viewing has taken place.

### Services

The property has mains gas, water, drainage, and electricity.

**Floor 0**

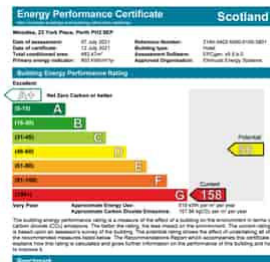
**Floor 1**

**Approximate total area<sup>(1)</sup>**  
358.06 m<sup>2</sup>

<sup>(1)</sup> Excludes balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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CCL Property

62 High Street, Elgin, Moray, IV30 1BU

T: 01343 610520

[www.cclproperty.com](http://www.cclproperty.com)

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.