



# Albert Villa Guest House

63 Dunkeld Road, Perth, PH1 5RP

Offers Over £495,000

ccl  
PROPERTY





## Albert Villa Guest House

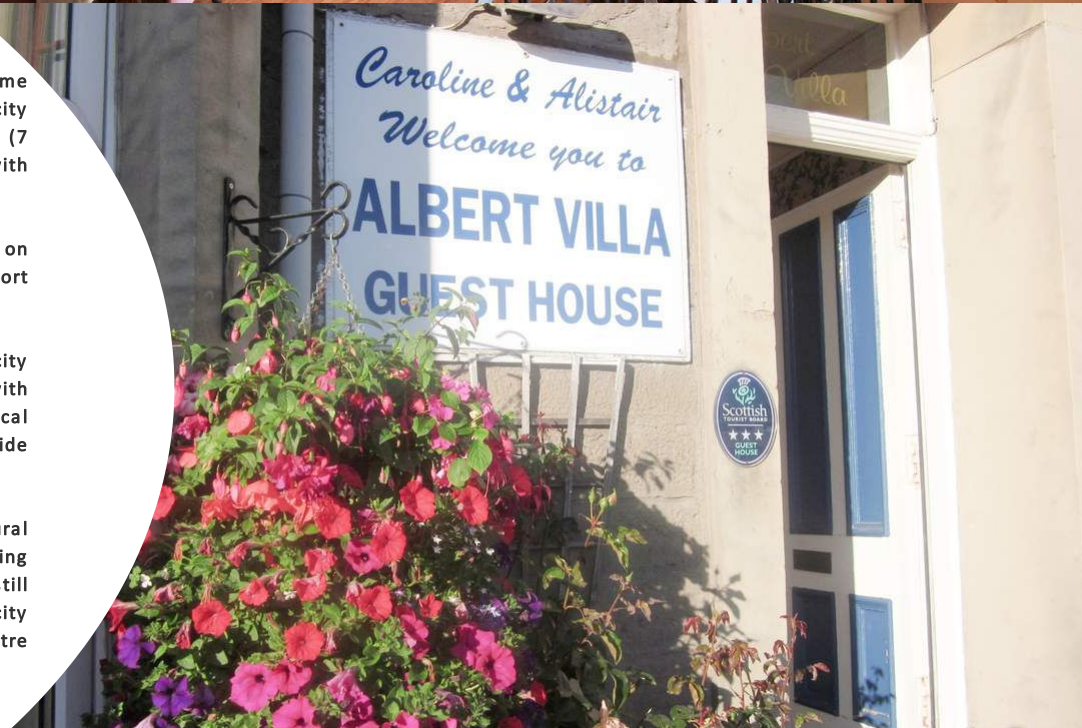
63 Dunkeld Road, Perth, PH1 5RP

CCL is delighted to bring to market Albert Villa, an exceptionally well-presented guest house located in a prime location on Dunkeld Road in Perth. Albert Villa is situated a short distance from the centre of Perth, a bustling city popular with tourists in central Scotland. The business offers comfortable accommodation with 10 letting rooms (7 en-suite). This is a turnkey sale offering new owners an excellent opportunity to acquire a thriving business with excellent reputation and enjoy all the benefits of a lifestyle business.

Located a short distance from the City Centre of Perth, Albert Villa benefits from its prominent trading location on Dunkeld Road, a main artery into the city. The property is well established with excellent road and public transport networks and offers easy access for Perth City Centre, Glasgow, and Edinburgh.

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 and Edinburgh whilst also offering good links to more rural towns such as Gleneagles and Loch Lomond National Park. 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 an 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, a visitor centre, Bells Sports Centre and Dewars Centre Ice Rink.











### The Business

Albert Villa is a well-established guest house with an excellent reputation for quality accommodation, food, and great service. There are 10 letting rooms, consisting of a mixture of single, twin, family, and double rooms. Seven are en-suite and 3 have shared bathroom facilities. All are kept in excellent order whilst the breakfast service is freshly prepared and served in a tasteful guest dining room that can accommodate 19 covers. The prime trading season is from Easter through to September with peak season from June onwards. The business trades with high occupancy levels.

The facilities and quality of the rooms ensures that Albert Villa is held in high regard and benefits from repeat trade, this has prompted excellent reviews on sites such as TripAdvisor and Google reviews. The rooms are all well-equipped and tastefully decorated. Prices start from £37.50 per night for a standard room.

Albert Villa offers excellent yet affordable accommodation in the heart of Perth and only a short distance from the city centre. Its central location and excellent reputation for both standard and service ensures that the business maintains high occupancy levels from both tourists and contractors. In addition, there is a contract with Abbey Tours Scotland which generates approximately 100 bookings during the summer season.

The business is run by the owners with the assistance of 2 part-time members of staff during the summer months that assist with housekeeping and kitchen duties.

During the summer months the city itself overflows with visitors attracted to the rich variety of places to visit and things to do in the heart of rural Scotland. Travellers from far and wide visit to experience the range of activities on offer. Tourism itself is a key business sector in this vibrant and cultural City which promotes

a dynamic economy with a modern infrastructure, strong sense of community and outstanding lifestyle advantages.

### Financial Information

The business trades beneath the VAT threshold for 12 months of the year however for the past 2 years the current owners have only been operating from the months of April to October. Full financial information will be released after formal viewing has taken place.

### Price

Offers in the region of £550,000 are sought for the freehold of the property, fixtures, fittings and goodwill of the business. Stock in trade will be additional at valuation.

### Inventory

An inventory will be compiled to detail all items of a personal nature excluded from the sale. There are no items subject to lease.

### The Property

Albert Villa is a substantial semi-detached granite Victorian villa that has been developed over the years to provide 10 Letting Rooms. Guests access the property via the front door which opens into the entrance hall. The main hall is the central focal point of the property which provides access to the other areas. The owner's accommodation is located at the front of the property on the ground floor and consists of a private lounge and separate private bedroom.

The main hall also provides access to the rear of the property which consists of a comfortable guest lounge and a dining room with 19 covers. There is a contemporary and stylish



well-equipped kitchen with large island.

A door at the rear of the dining room provides access to the rear of the property and 3 ground floor rooms with private external entrance. These very popular rooms consist of a double and 2 en-suite single rooms.

On the first floor there are three letting rooms at the front of the property in the original part of the building. Two have a front elevation. From this landing there is a large floored attic which the owners currently use as an office. From the half landing there is access to the rear hall which in turn provides access to 4 further modern and spacious letting rooms and a large w/c shower room. There is a fire escape at the rear of this hall.

#### External

This property occupies a prominent trading position on Dunkeld Road, the front of the property is tarmacked and provides parking for 2 cars. There is a side access to the rear garden where there is parking for a further 6 cars. There is a large rear garden. There is a detached single garage of solid construction.

#### Situation

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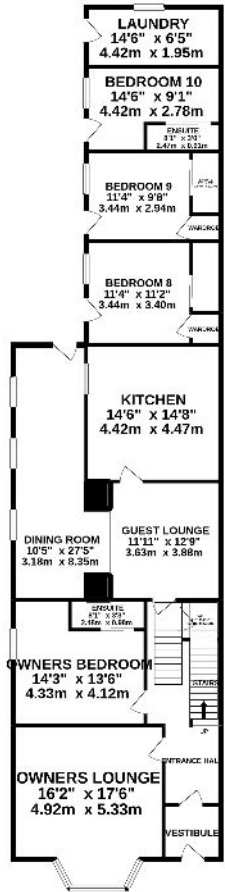
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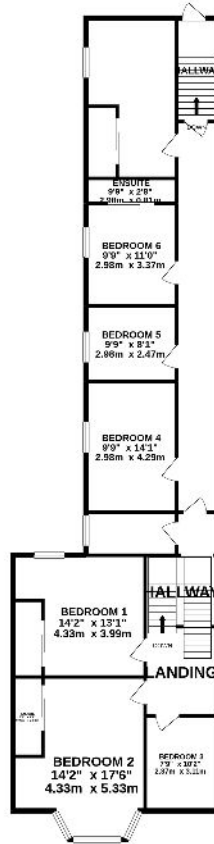
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The hospitality industry remains a high value and sustainable sector in Perth with the city being a popular destination for tourists. Demand for short, weekend and long stay accommodation is high and Albert Villa is ideally situated to take full advantage and meet that requirement.

GROUND FLOOR  
2788 sq ft. (184.4 sqm) approx.



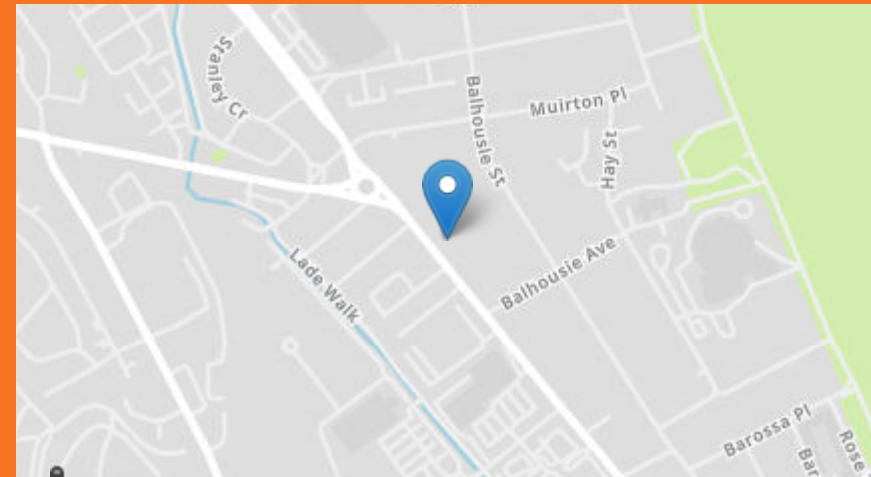
1ST FLOOR  
2444 sq ft. (184.3 sqm) approx.



ALBERT VILLA

TOTAL FLOOR AREA: 3213 sq ft. (298.5 sq.m) approx.

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of sizes, widths, heights and any other items are approximate and no responsibility is taken for any misinterpretation or inaccuracy. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been verified and no guarantee as to their accuracy or efficiency can be given.  
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