



Rowanbank Guest House

20 St Johns Road, Annan, DG12 6AW

Offers in The Region Of £425,000

ccl
PROPERTY



Rowanbank Guest House

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Rowanbank House is a very attractive, and architecturally exceptionally interesting, Victorian House that was built in the 1880s. It is situated in a prime location close to Annan Railway Station and the High Street and it retains many of its original features including stained glass windows and mosaic flooring. It is located in the Royal Burgh of Annan; an ideal location for exploring this scenic area of Scotland as well as the Lake District and Hadrian's Wall. Gretna Green is situated 9 miles away and Annan is on the Sustrans National Cycle Route; Rowanbank therefore attracts regular wedding trade and cyclists. The business benefits from consistently good reviews and is a firm favourite with many returning guests.

The town of Annan benefits from having a thriving community that is well serviced in terms of local amenities including major shopping facilities, schools, cinema, hotels, public houses, restaurants, hospital, and doctors' surgeries. The town further benefits from excellent road networks including access to the M6 and M74 motorways as well as public transport networks including the train station providing services to Carlisle, Dumfries, and Glasgow. Annan is popular with tourists and those participating in outdoor pursuits such as walking and hiking, fishing, cycling and golfing.









The Business

Rowanbank Guest House is a long established business that benefits from an excellent reputation and subsequent strong reviews. The charming Victorian buildings provides 9 en suite letting rooms, all decorated and maintained to an excellent standard. The strong tourist trade in the town ensures demand is high for good quality accommodation and repeat bookings are common, especially among travellers and workers. Rowanbank has a wealth of original features and is pleasantly decorated and furnished throughout. The business operates all year round and during the peak season, April through October, occupancy levels are exceptionally high. The business is currently being run by the owners to suit their own lifestyle and is only open 4 days per week. New owners will benefit from being able to commence immediate trading. Room rates start from £40 per night for a single and £55 per night for a double room. Family rooms start from £100 per night. There is a £10 per person charge for breakfast.

New owners could dramatically increase revenues by operating the guest house 7 days per week, using additional rooms for letting or offering evening meals. The business is run by the owners without the assistance of any staff.

Full trading information will be made available after a formal viewing has taken place.

The Property

Entrance is from the front of the property and into the impressive hall with original mosaic tiling and cornicing. The owner's accommodation is at the front of the building with bedroom to the left and living area to the right. The hall leads to the rear of the property, where there is access to a guest lounge and bright and spacious breakfast room. Adjacent to the dining room is the well-equipped kitchen. At the rear of the property there are 4 ensuite letting rooms.

From the main entrance hall a stair lead to the first floor. At the half landing there is access to a letting room, WC and another room that could be used for letting if required. At the front there are a further 4 letting rooms that benefit from elevated views over the garden and St



John's Road. In addition to the guest accommodation there is an office and laundry on the first floor.

The 9 letting rooms are made up of a range of single, double, and family rooms.

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

An inventory will be compiled to detail all items of a personal nature excluded from the sale and items subject to lease. This will be available to all parties wishing to offer.

External

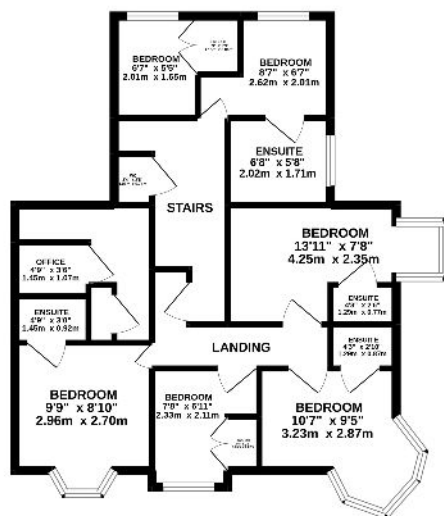
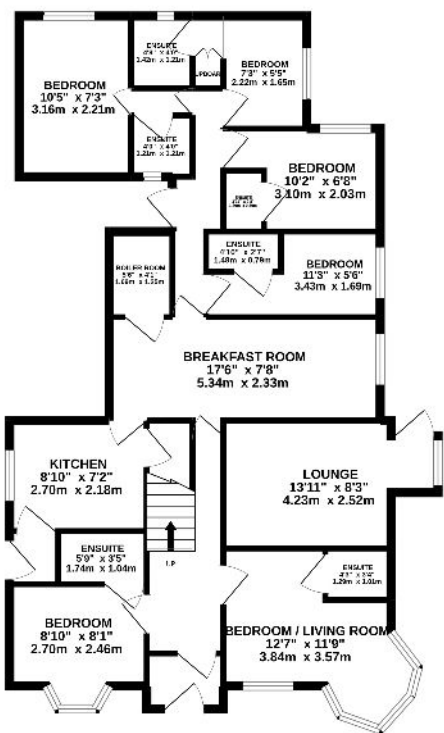
This substantial sandstone building has a small enclosed front garden with a variety of shrubs. A ramp leads to the front door. At the rear of the property there is a large, enclosed garden with private parking. The garden is mainly chipped with a number of mature shrubs and plants. There is a workshop and metal shed.

Situation

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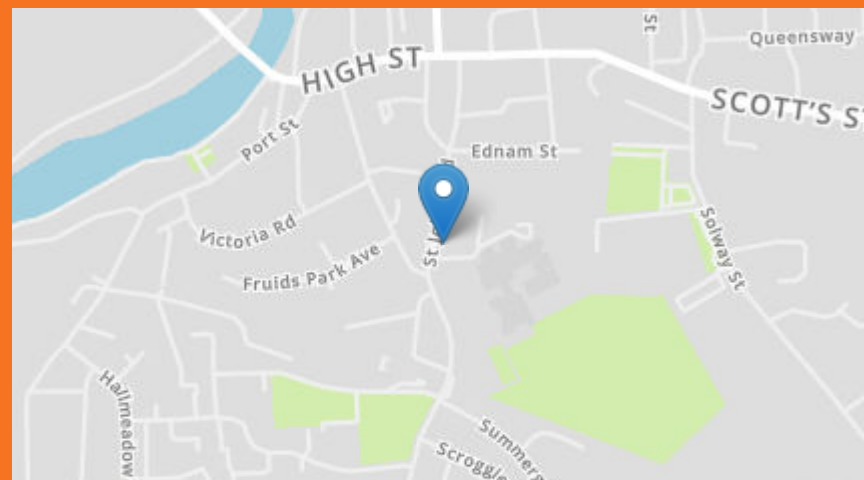
GROUND FLOOR

1ST FLOOR



ROWANBANK GUEST HOUSE, 20 ST JOHN'S STREET DG12 6AW

While every effort has been made to ensure the accuracy of the description contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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