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PROPERTY SPECIALISTS

23 York Place | Perth | PH2 8EP

Woodlea Guest House

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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 license and by opening to non-residents for teas and coffees, lunches, and evening meals. Woodlea is being sold with the benefit of a stunning 4 bed owners' apartment that is connected to the main house. There is a lovely, enclosed garden at the rear of the property.

- Central Location
- Fully Licensed
- 12 En-Suite Letting Rooms
- Off Street Parking for 4 Vehicles
- 32 Cover Dining Room
- 4 Bedroom Owners' Accommodation

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 outlets.

Perth is a great city which offers close links to Glasgow (60 miles) and Edinburgh (43 miles) 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 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 visitor centre, theatre, and concert Hall.

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 Woodlea is ideally situated to take full advantage and meet that requirement.



Exterior

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.

Accessed via the owner's accommodation is the rear garden, this is a haven of tranquility in the centre of bustling Perth! There is a large drying area, with two sheds and a greenhouse, with large patio and grassed areas, the garden also benefits from a variety of mature shrubs and plants. There is a large drying area and 2 sheds.



The 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 corning 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 is 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 letting 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 property the building which has been converted to an office which in turns provides access to the owners' accommodation.

This flat was purchased separately by the current owners approximately 20 years ago. It has its own entrance from York Place with a stair leading to the landing on the first floor. There is a bright and spacious owners lounge with bay window and a double and single room which are all accessed from the landing, a stair leads to the attic floor where there is a further large bedroom and box room for storage. There is a rear hall that in turn leads to a bathroom, principal bedroom with en suite and access to the rear garden.

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 licensed 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.

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 many hands-on approach and is 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.



Trading Information

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

Tenure

The business / property is offered on the Scottish equivalent of Freehold

Summary

The sale of Woodlea Guest House is a wonderful opportunity to purchase a fabulous business with a great reputation that has been tastefully refurbished to a high standard. This is a very well-run business that has an excellent reputation. Located in the centre Perth it has a highly enviable position and benefits greatly much repeat business.

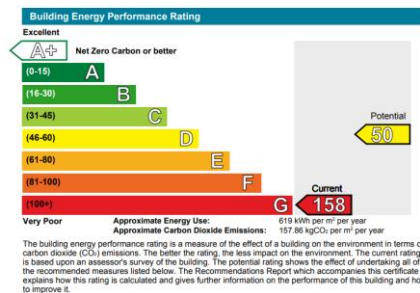
Price

Offers in the excess of £750,000 are invited for the free hold property, fixtures and fittings and goodwill of the business.

Offers Over £750,000



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 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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All appointments to view this or any of our other properties must be made through the vendors sole agents:



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