

ccl

RESIDENTIAL & BUSINESS
PROPERTY SPECIALISTS



Lodge Guest House

20 Duff Avenue
Elgin | IV30 1QS

Offers Over £525,000

- Victorian Villa
- 2 Bed Owners Accommodation
- 8 En-Suite Letting Rooms
- Excellent Reputation
- Prime Location
- Off-Street Parking
- Turnkey Opportunity
- Freehold

The Lodge Guest House is a delightful Victorian villa that has been pleasantly refurbished to create an 8 ensuite bedroom guest house in the bustling city of Elgin, in the heart of Speyside Malt Whisky trail. The Lodge was built for a tea-planter returning home to retire and is set in a large mature garden. The Guest House occupies a superb location on the prestigious Duff Avenue where the centre of the town can be reached by a short walk. The property is in immaculate condition and has been very well maintained. The business is offered in genuine walk-in fashion boasting good margins and excellent reputation.

Situation

The Lodge Guest House is situated in a prime trading location close to the centre of Elgin. Located a short distance from the main railway station and close to all local amenities on offer such as doctors, dentists, sporting facilities, post office and schools, with many in close proximity if the property. Elgin itself is a lively and charming town housing around 24,000 people. Within the centre it has a variety of shops on offer to suit all needs. For those seeking further education, Elgin is also home to Moray Collage UHI which provides a range of courses for around 10,000 pupils. Elgin has a high level of tourists all year round looking to experience the local distilleries, castles, and world class golf courses. Connecting with bigger cities is made easier with transport links; the bus station and train station enabling easy access to Inverness and Aberdeen. The larger cities of Inverness and Aberdeen are within easy driving distance, being 38 miles and 64 miles respectively, both of which have airports and regular daily scheduled flights.



The Sale of The Lodge Guest House is a wonderful opportunity to acquire a substantial Victorian detached Villa in a superb location. This is a long-established business that benefits from an excellent reputation, wonderful reviews, and much repeat business. New owners will benefit from the ability to commence immediate trading and generate substantial revenues. In true walk-in fashion this is a genuine turn key opportunity.



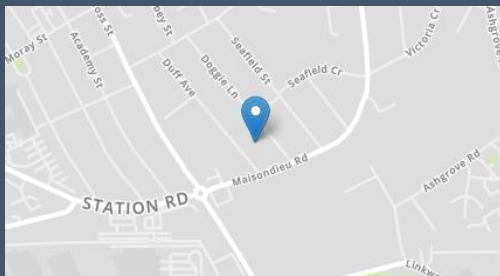
The Property

The property is offered in true walk-in condition with all rooms immaculately furnished and decorated with great care taken to retain a number of the original Victorian features. Entering through the front door, visitors are welcomed by a long reception hall with stairs leading to the upper floor. Immediately on the right is the guest dining room with ornate cornicing and ceiling rose features and beautiful turret style bay enclosed seating area. At the rear of the property the owner's accommodation which is separate and features a lounge, kitchen, two double bedrooms and a bathroom. On the ground floor there are 3 En-Suite letting rooms.

The staircase leads to the upper floor where the remaining letting rooms are situated. These are made up of a variety of family, double twin, and single rooms, all ensuite and individually decorated and furnished. At the rear of the property there is an abundance of storage and service area including a utility room and access to the rear garden.

Business

The Lodge Guest House is an established guest house benefiting from an excellent reputation and subsequent strong reviews. The charming Victorian buildings provides 8 en suite letting rooms all decorated and maintained to an excellent standard. The strong tourist and business trade in the town ensures demand is high for quality accommodation and repeat bookings are common. Breakfast is provided and is served in the lounge overlooking the front garden area. Original features and the thoughtful furniture ensure a pleasant ambience. The guest house has its own well designed and informative website which allows direct bookings. The business operates from March through to the end of October, during the peak season occupancy levels can approach near 100%. There is demand for accommodation all year round should new owners wish to increase revenues. The business is currently being run by the owners to suit their own lifestyle and is easily managed. New owners will benefit from being able to commence immediate trading. Room rates vary between £80 to £115 per night.



External

This extensive stone building has an attractive front garden, mainly laid to lawn with a variety of mature shrubs and trees. There is ample parking for guests. The rear garden is enclosed and used as a private garden by the owners. There is a solid stone outbuilding that could be suitable for conversion to additional letting accommodation subject to the necessary statutory regulations.

Tenure

This property is held on a Scottish equivalent of Freehold.

Price

Offers Over £525,000 are sought for the business, fixtures, fittings, and goodwill. Stock will be in addition at valuation.

Offers Over £525,000



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



CCL Property
62 High Street, Elgin, IV30 1BU
T: 01343 610520

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 the 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 submitted in writing to CLL Property Ltd with whom the purchasers should register their interest if they wish to be advised of a closing date.

C2216 Ravensworth 01670 713330