



TAYLOR SON & CREBER

CONSULTANT SURVEYORS



THE CALEDONIA GUEST HOUSE 27 ATHENAEUM STREET PLYMOUTH PL1 2RQ

£480,000 (Freehold)

AN EXTREMELY WELL PRESENTED, GRADE 2 LISTED, PERIOD 4 STAR GUEST HOUSE WITH AN ENVIABLE REPUTATION AND POSITION CLOSE TO PLYMOUTH'S FAMOUS HOE, THE VIBRANT CITY CENTRE AND HISTORIC BARBICAN AREAS.

THE CALEDONIA, OVER THEIR SEVERAL YEARS OF OWNERSHIP, HAS BEEN THE SUBJECT OF A COMPREHENSIVE IMPROVEMENT PROGRAM BY THE VENDORS.

THE PREMISES OFFER A VERY COMFORTABLE 9 LETTING BED UNIT [6 ENSUITE] TOGETHER WITH A SELF CONTAINED 2 BEDROOM [BOTH ENSUITE] PRIVATE ACCOMODATION.

TO THE REAR THE PROPERTY HAS THE BENEFIT OF ITS OWN CAR PARK

OFFERS INVITED IN THE REGION OF

£480,000 FREEHOLD +SAV

Ref No. TSC 1156

THE CALEDONIA GUESTHOUSE, 27 ATHENAEUM STREET
Plymouth
PL1 2RQ



Tel: **01752 20 20 35**
www.taylorcreber.co.uk



Applicants are requested to make appointments to view and conduct negotiations through the Agents. No responsibility can be accepted for any expense incurred by fruitless journeys.

Messrs Taylor Son & Creber for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) no person in the employment of Messrs Taylor Son & Creber has any authority to make or give any representation or warranty whatever in relation to this property.


Regulated by RICS

Business

A great opportunity to acquire a well established Guest House business having been in the current ownership for 7 years. The turnover has been consistent in recent years, trading just beneath the VAT level. Full details of accounts will be available for genuine prospective purchasers.

The business has a wide appeal with repeat business coming from commercial/business guests, holiday makers and parents visiting the University of Plymouth.

Please go to www.thecaledonia.co.uk for more information.

Staff

The business is operated by husband and Wife only with no additional staff

Licences and EPC

The premises are not licensed for alcohol sales. Details of the Energy performance certificate upon request from the agents.

Accommodation

Ground Floor

Entrance vestibule to hallway

Dining/Breakfast room – a spacious room, period features and set for 16 covers

Kitchen& Utility/laundry Room - A recently fully fitted kitchen and utility area with a full range of built in appliances. Door to rear Car Park.

Bedroom 1 - Double and Single with en suite shower, WC and wash hand basin First Floor

Bedroom 2 - Double with en suite shower, WC and wash hand basin

Bedroom 3 - Twin with en suite shower, WC and wash hand basin

Bedroom 4 - Double with en suite shower, WC and wash hand basin

Bedroom 5 - Double with en suite shower, WC and wash hand basin

Second Floor

Bedroom 6 - Double with en suite shower, WC and wash hand basin

Bedroom 7 - Single with wash hand basin

Bedroom 8 - Twin with wash hand basin

Bedroom 9 - twin with wash hand basin

Bathroom - Shower WC and wash hand basin

Lower Ground Floor [*Private apartment*]

Large lounge /dining room with feature fireplace

Bedroom 1 Double with en suite bath with shower over WC and wash hand basin

Bedroom 2 Single with en suite shower WC and wash hand basin

Access to rear courtyard and stairs to rear yard/car park. Outside

Spacious car park for 6 + cars Utility area with clothes line. Large store

Viewing- Strictly by prior appointment with the vendor's sole agents

Taylor Son & Creber **01752 202035** VAT All prices quoted are exclusive of VAT where chargeable