



Regent Guesthouse

1 Catherine Street, Grimsby, Lincolnshire DN32 9LE

Freehold Offers Over £100,000

- Residential location in Lincolnshire coastal town
- 6 bedroom, two-storey, end-terrace guest house
- Only a short walk to the town centre and train station
- Established business - same owner since 2018
- Opportunity to convert back into an HMO (STPP)
- Recently renovated to a modern standard

Ref: 91033

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SP Sidney
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LOCATION

The Regent Guesthouse is situated on Catherine Street in the North Lincolnshire coastal town and fishing port of Grimsby. According to the 2021 census, the town had a population of 85,915. Grimsby is located approximately 17 miles north of Louth, 27 miles east of Scunthorpe, 12 miles northeast of Caistor and 7 miles northeast of the Lincolnshire Wolds Area of Outstanding Natural Beauty (AONB).

The town has a local train station with rail services on Northern's Sheffield-Cleethorpes line and its Barton-on-Humber line, and East Midlands Railway's Newark-Grimsby line. Local connections provide links to major cities in the North and Scotland via TransPennine Express. Regular bus services allow travel to the nearby towns of Skegness, Louth, Market Rasen and Immingham. The nearest airport is Humberside International Airport which is located 14 miles east.

The area benefits from a variety of notable landmarks and amenities such as Grimsby Dock Tower (built in 1852), the busy Freeman Street Market, the landscaped People's Park (with bowling green) and Grimsby Minster (dating from 1114). Also found within the area is a multitude of fuel stations, shopping venues and retail outlets.

The Regent Guesthouse occupies a fully double glazed, two-storey, end terrace, brick building under a tile roof. The property benefits from being in a residential location, only a short walk from Grimsby train station.

TRADE AREAS

GROUND FLOOR:

Front door with coded SMART lock, into ENTRANCE HALL with laminate flooring and under stairs storage cupboard. COMMUNAL KITCHEN with domestic electric oven and gas hob, two extractor fans, two stainless steel sinks, space for a washing machine and a tumble dryer and an external door to the rear passageway.

LETTING ACCOMMODATION

GROUND FLOOR: shared SHOWER ROOM, SEPARATE shared WC, TWO TWIN BEDROOMS and ONE FAMILY BEDROOM.

FIRST FLOOR: LANDING with access to a loft hatch, shared BATHROOM, SEPARATE shared WC, ONE TWIN BEDROOM and TWO FAMILY BEDROOMS.

EXTERNAL

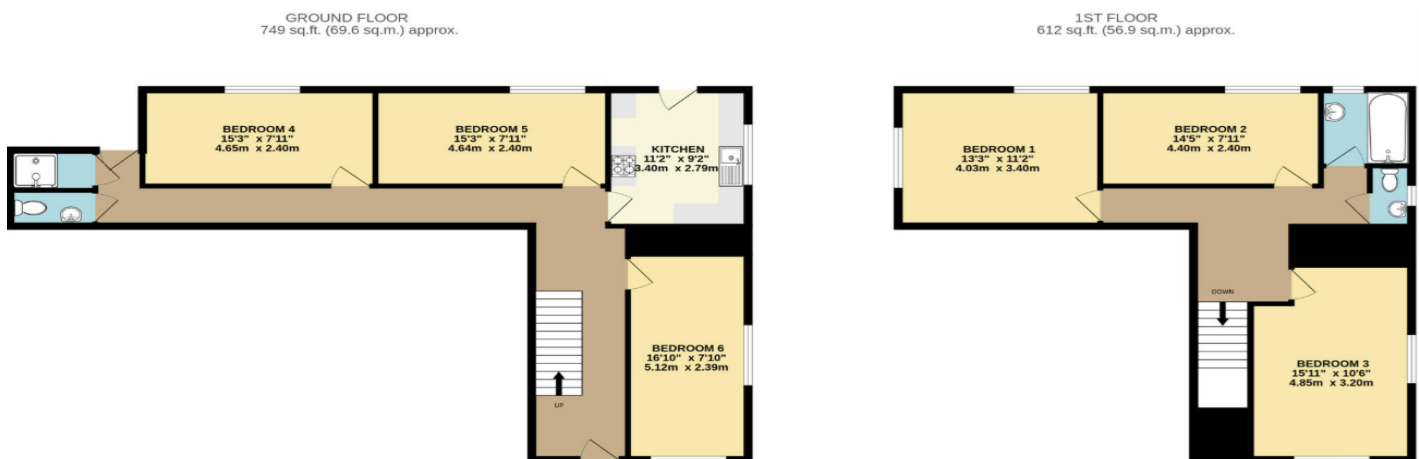
Rear PASSAGEWAY with outside sensor light, bin store and bicycle storage. *Note: free 24 hour on-street parking can be found on the adjacent residential streets.*

THE BUSINESS

Our client has owned The Regent Guesthouse since January 2018. Since then, he has transformed a tired and run-down residential, multi let HMO into a modern guesthouse.

The Regent Guesthouse welcomes a variety of guests, although the business appeals primarily to contractors, individuals and couples who are visiting family and friends locally. The property currently offers guests both vegetarian and continental breakfasts via its communal kitchen. There is free Wi-Fi throughout the property. Each guest room is equipped with a self-closing door, recently fitted laminate flooring, a seating area, a desk and a flat-screen TV. As the property previously operated as a multi let HMO, the opportunity for a new operator to convert the premises back into this type of business could be a possibility (subject to the necessary planning consents). The current owner operates multiple venues in different cities and is selling because he no longer wishes to manage the business from afar.

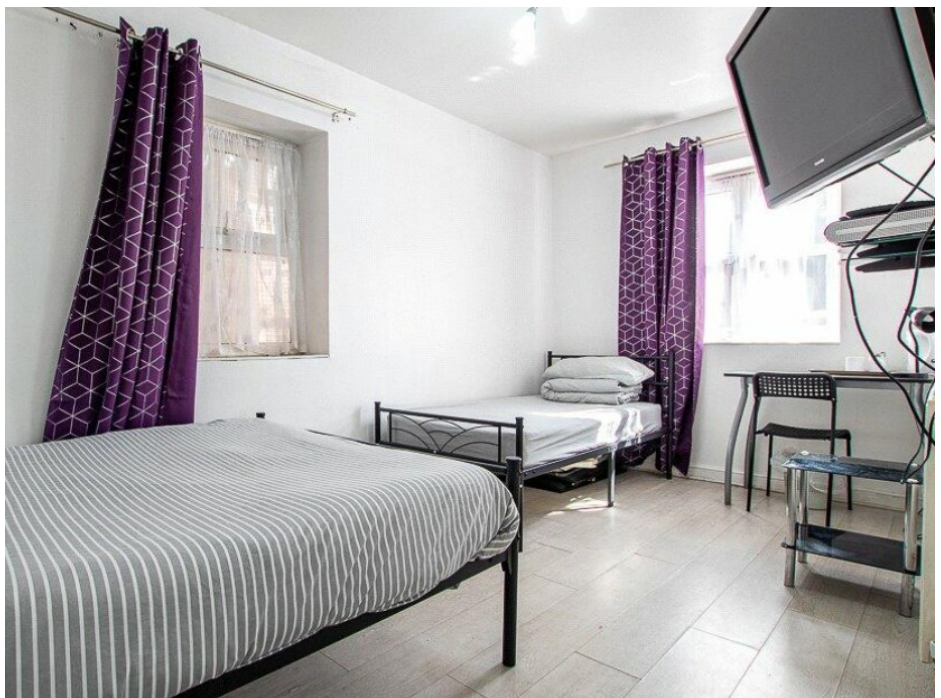
Historic trade accounts are unavailable. Prospective purchasers must make their own assumptions as to likely trade levels, having due regard to the location and potential of the site.



TOTAL FLOOR AREA : 1361 sq.ft. (126.5 sq.m.) approx.

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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TENURE & PRICE

FREEHOLD OFFERS OVER £100,000 to include goodwill and fixtures and fittings.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

LICENCE

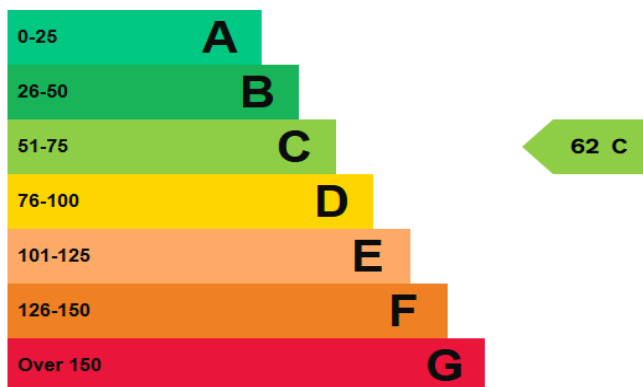
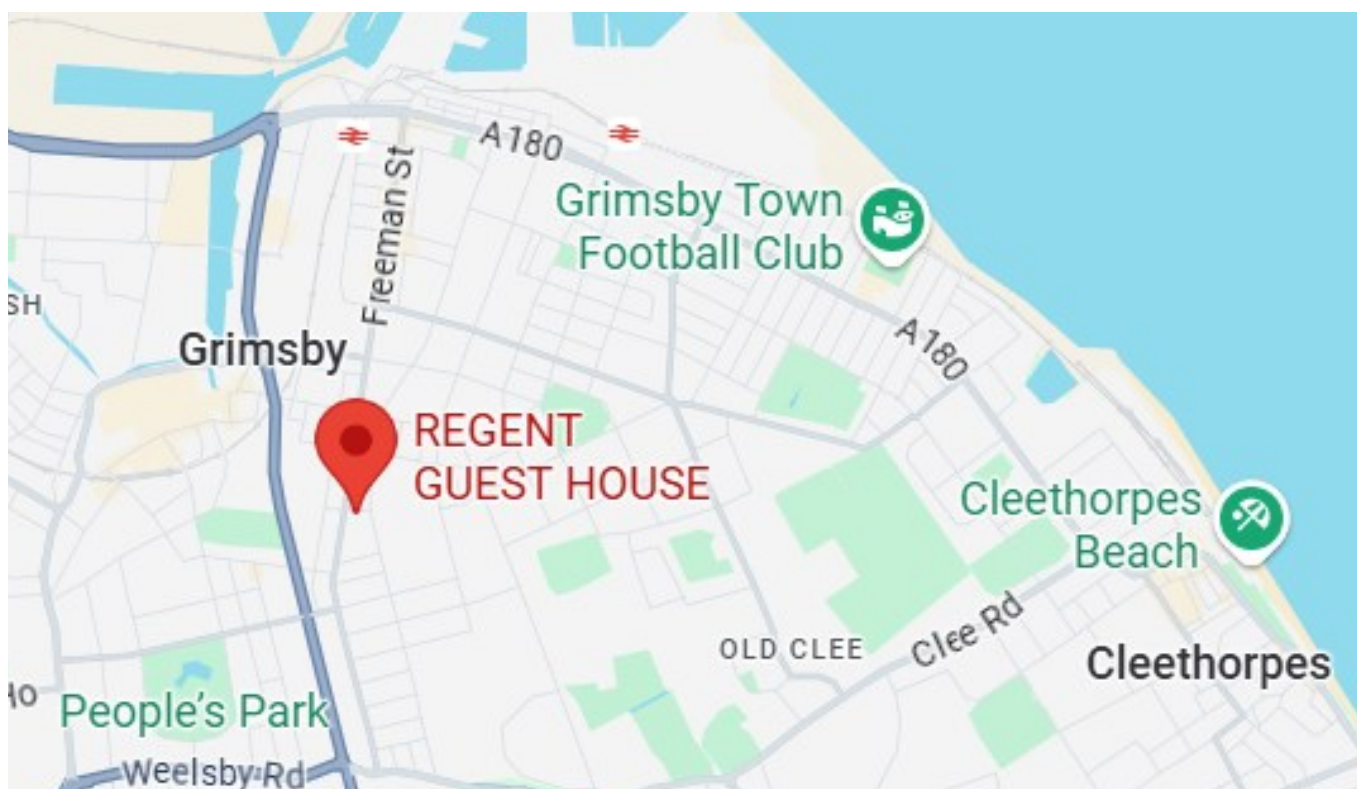
No Premises Licence is currently held. A purchaser will need to apply to the Local Authority for a licence if they wish to sell alcohol.

SERVICES

All mains services are connected. The property benefits from both fire and burglar alarms as well as a 14 camera CCTV security system with TAPO 360 degree motion detection vertical cameras.

Local Authority: North East Lincolnshire Council

Rateable value: £3,000



BUSINESS MORTGAGES

01834 849795

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EPC Reference: 8672-4182-2692-1424-5028

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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