



The Stamford Guest House

17 Bath Street

Southport

Merseyside

PR9 0DP

Merseyside seaside town of Southport

10 bedroom guest house

Communal lounge and kitchen

Self-contained three bedroom apartment

Close to tourist attractions

Net sales year ended 31 March 2024 - £87,319

Price £440,000

Contact:

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Location

Southport is a seaside town in the borough of Sefton, Merseyside, anchored to the coastline of the Irish Sea. The town is approximately 17 miles north of Liverpool and 15 southwest of Preston. It has many attractions including Southport Pleasure Land theme park, the Model Railway Village, Splash World Waterpark, Southport Winter Gardens, and Victoria Park (home to the Southport Flower Show). Southport boasts vast sandy beaches and Southport Pier, one of the oldest iron pier in the country. It also has many unique buildings, including Victorian villas, and town centre shops of architectural interest, most notably Lord Street which is believed to be one of the first boulevards in the world. The town is at the centre of 'England's Golf Coast' and has hosted The Open Championship at Royal Birkdale Golf Club. Southport and Ainsdale, Hillside and Hesketh Golf Clubs are all within close proximity.

The A565 provides links to Preston to the north and Liverpool to the south. The A570 provides access to Ormskirk, whilst the M58 links to the national motorway network. The town has a good public transport system of bus and rail services.

The Stamford Guest House holds a mid terrace position with parking to the front. Built in the Victorian era, it has original sash windows and is constructed of brick with cream painted exteriors under a pitched slate roof.

The property is briefly described as follows:



Trade Areas

Ground floor vestibule leading to communal hallway with check-in desk and stairway to the first floor. WC.

Open plan COMMUNAL LOUNGE, furnished and decorated to a high standard with feature fireplace, television, sofa seating and laminate floors.

The KITCHEN/DINING ROOM has been well appointed and provides dining seating for eight. It has fitted wall and base units and a good selection of kitchen appliances.

Letting Accommodation

Ground floor:

Letting Room One: a three bedroom, self-contained apartment featuring an open plan LOUNGE and KITCHEN, TWO DOUBLE BEDROOMS, one TWIN ROOM, and BATHROOM.

First Floor: Rooms Two to Six.

Second Floor: Rooms Seven to 11.

The first and second floor letting bedrooms comprise a SUPER KING with EN SUITE, a KING ROOM, and DOUBLE ROOMS. All rooms offer luxurious and stylish design and are finished to a high standard. Each comes with television, iron, ironing board, hairdryer, tea and coffee making facilities, water bottles and local Southport chocolate.





External

To the front is a raised patio area with seating for eight.

COURTYARD to the rear.

PARKING for six vehicles.

The Business

The Stamford Guest House offers 4* accommodation in the heart of the popular seaside town of Southport and is ideally situated close to major tourist attractions. This boutique guest house was a 2022 finalist of Guest House of the Year and has excellent reviews on TripAdvisor, Booking.com and Google. The business has its own website: <https://thestamfordsouthport.com/> and its own social media presence. It is popular with family groups, contractors, business travellers and golfers.

The business has the potential to increase sales through more extensive marketing, by accepting walk in/same day bookings and 1 day bookings. There is also scope to change the ground floor apartment to owners accommodation.

Net sales for the year ended 31 March 2024 are £87,319.87 with net profits in the region of £30,000. Full trade accounts can be made available upon request.





Tenure & Price

FREEHOLD £440,000 to include goodwill and fixtures and fittings. Stock at valuation in addition.

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 held.

Services

All mains services are connected.

Local Authority: Sefton Metropolitan Borough Council, St Peter's House, Bootle, L20 3AD

Rateable Value: £7,200 as at 01 April 2023.

The business is subject to small business rate relief.

ENQUIRE

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