



Compton Guest House

Compton Road Buxton Derbyshire SK17 9DN

Freehold £725,000

- Located in historic Spa Town
- 9 bed Victorian guest house
- Ideal for residential conversion (STPP)
- Well presented, south facing garden
- Within walking distance to local amenities and attractions
- Gross T/O £80,000 per annum

Ref: 91464

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SP Sidney
Phillips



LOCATION

Compton Guest House is located in the historic spa town of Buxton which is well-known for its natural thermal springs and stunning setting, 300 meters above sea level. The town is also renowned for its Georgian and Victorian architecture which is a consequence of the 5th Duke of Devonshire's ambitions to create a spa town to rival Bath in the 18th century. Buxton is popular with tourists visiting Peak District National Park and offers plenty of things to do, including walking its network of public footpaths and trails and enjoying its wildlife tours. Poole's Cavern, Buxton Crescent and Buxton Opera House are notable points of interest.

Buxton is well connected by road and within easy reach of the motorway. The A6 runs northbound to the city of Manchester, with the M56 close to Manchester Airport. Westbound from Birmingham, the M6 can be taken towards Stoke-on-Trent and Leek, turning off at Junction 15. The M11 motorway provides access to the East Midlands and the South of England. Various bus routes run from Buxton to neighbouring towns, as well as to Manchester, Derby and Sheffield. Buxton train station is situated less than 1 mile from the property and provides links to Manchester Piccadilly and London.

TRADE AREAS

From the MAIN ENTRANCE VESTIBULE to the right-hand side is the GUEST LOUNGE ROOM which features marble feature fireplace, carpeted floors, high ceilings and large bay windows. To the left-hand side of the main entrance is the DINING ROOM which has loose and fixed seating to accommodate 16 guests. To the rear of the main building is the COMMUNAL KITCHEN with tiled floors, fitted kitchen with a good selection of kitchen appliances and brick fireplace with log burner. A SMALL BATHROOM and STOREROOM are located off the main kitchen.

FIRST FLOOR

Comprising: FAMILY ROOM with EN SUITE BATHROOM, DOUBLE BEDROOM with EN SUITE BATHROOM and MASTER DOUBLE BEDROOM with EN SUITE BATHROOM.

SECOND FLOOR

Comprising: two DOUBLE ROOMS, DOUBLE ROOM with **EN SUITE**, COMMUNAL BATHROOM with shower, basin and WC **and** FAMILY ROOM.

Most rooms benefit from open fireplaces, original high ceilings and retro décor.



OWNERS ACCOMMODATION

PRIVATE ENTRANCE to LOWER GROUND FLAT which features open plan BEDROOM, LOUNGE, KITCHENETTE and separate BATHROOM.

EXTERNAL

To the rear of the property is a GARAGE which is now spilt into a STUDIO APARTMENT with CONSERVATORY and separate BATHROOM. To the side of the property is a well presented, south facing GARDEN with PATIO and ASTROTURF. The property also features OFF ROAD PARKING for 3 vehicles. Well presented, SPILT LEVEL PATIO AREA to the front of the property leading to private lower ground flat and to garden area.

THE BUSINESS

The business has been run by our client since 2015 and has undergone extensive refurbishment during this period. The property currently comprises three separate dwellings and is currently operated as a Guest House, although there is scope for conversion to a large family home (STPP).

Our client advises that most of the business's trade is via tourists visiting the Peak District National Park area. They are currently letting the whole property on a per night basis which achieves £750 per night. There is scope to charge on a per room basis (with prices ranging from £25.00 to £85.00). We are advised that the gross turnover for the last 5 years is in the region of £80,000 per annum; further accounts can be requested.



TENURE & PRICE

FREEHOLD £725,000 to include fixtures and fittings and goodwill. 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

C1 class use.

SERVICES

All mains services are connected. The property also benefits from CCTV and is fully alarmed.
Local Authority: High Peak Borough Council, Market Place, Buxton SK19 6EL. Telephone: 0345 129 7777.
Rateable Value £3,950.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

BUSINESS MORTGAGES
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Some of our clients have saved as much as 46% off their gas and electricity bills with our impartial price comparisons

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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