



Grove House Guest House

1 Stafford Street, St George's, Telford, Shropshire, TF2 9JQ

Tenure: Freehold

Price: £750,000

Ref: 96667

 **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Established guest house in Telford
- Severn en suite letting bedrooms
- Two bedroom owners' accommodation
- Self-contained one bedroom letting units
- Gardens and car parking
- Net turnover for year ended 2025: £82,500

Location

Grove House Guest House is a well established bed and breakfast in the suburb of St George's, just five minute's drive from Telford town centre.

Telford is the county town of Shropshire, located on the eastern border, close to the West Midlands conurbation. It is one of England's fastest growing towns and offers many industrial, manufacturing and employment opportunities to local residents.

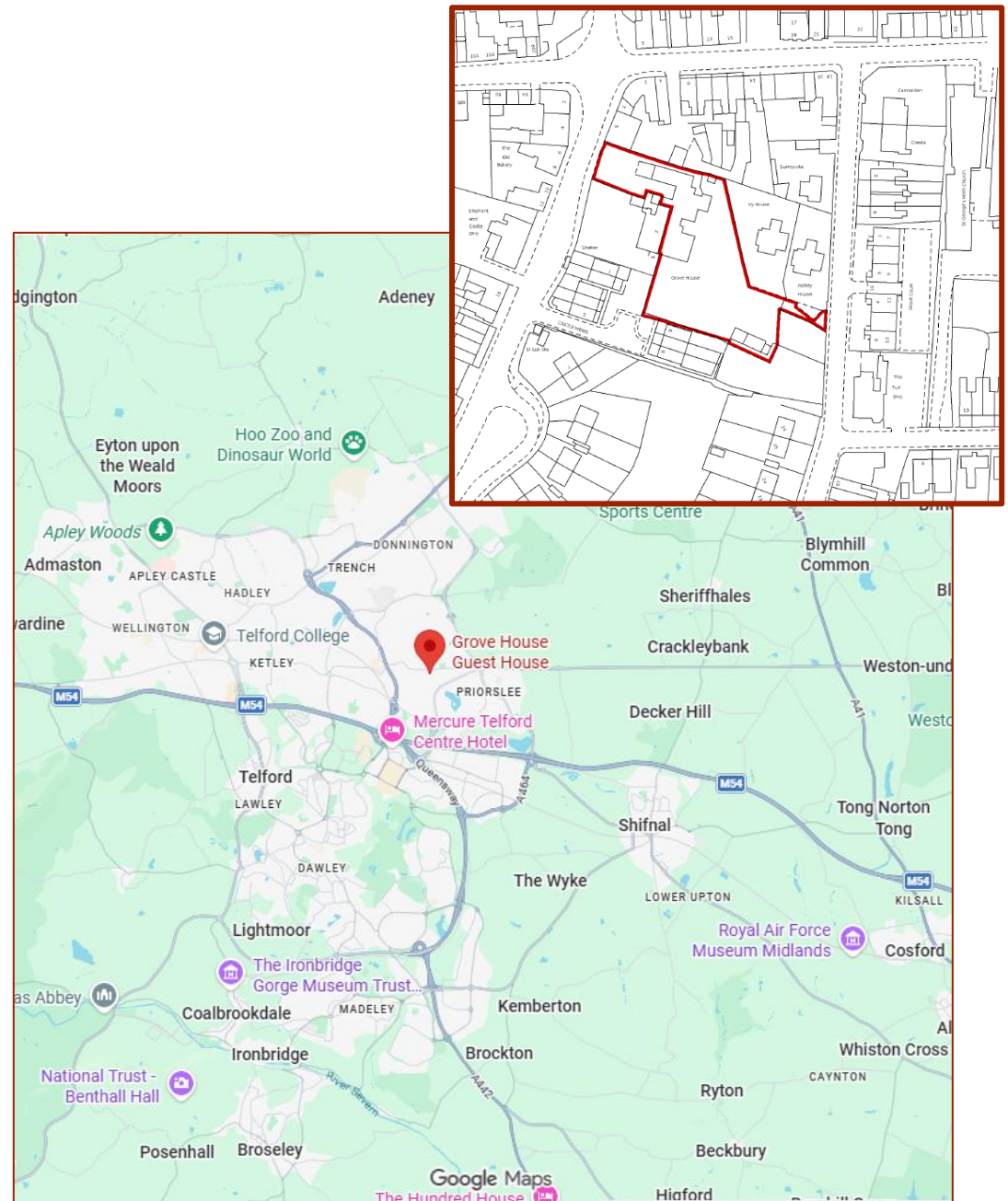
In 2021, Telford's population was believed to be approximately 185,000. The town continues to grow, in part due to its strong links to the Birmingham conurbation and also as a consequence of its excellent road connections: the M54 links with the M6 to the east and Shrewsbury to the West.

Grove House Guest House occupies a central position off Stafford Street. It is close to multiple public houses, restaurants and shops.

The Property

Grove House Guest House is a two storey property built in the main of brick under a mansard tile roof. It was originally built in 1825 as a hunting lodge for the Duke of Sutherland and has many period features, however it is surprisingly not listed.

The property briefly comprises: eight letting bedrooms, two bedroom owners' accommodation and a separate one bedroom maisonette.



Trade Areas

GROUND FLOOR

Front entrance into a glazed foyer. DINING ROOM for 12. Large KITCHEN with fitted units, central island, six-ring hob and walk-in pantry. The Kitchen is furnished with fridge freezer, dishwasher and meat fridge. Access to the rear of the property via stable doors.

Off the inner hallway is a staircase with a classic wooden balustrade. Large LOUNGE, decorative ceiling cornicing and a feature marble fireplace with solid fuel burner. Located off the lounge is an 'L' shaped CONSERVATORY with laminate flooring and patio doors to the PATIO. Inner SNUG with ornate glass doors and a fireplace with wood mantel and tiled back.

To the left-hand side of the foyer is a UTILITY/PREP ROOM with a tile floor. Additional staircase to the letting rooms.



Letting Accommodation

FIRST FLOOR

BEDROOM 2 is an EN SUITE DOUBLE.

BEDROOM 3 is an EN SUITE TWIN with external access.

BEDROOM 4 is an EN SUITE FAMILY ROOM with a double bed and a single bed.

BEDROOM 5 is an EN SUITE DOUBLE.

BEDROOM 6 is an EN SUITE DOUBLE.

BEDROOM 7 is a SINGLE with a private BATHROOM across the corridor.

BEDROOM 8 is an EN SUITE SINGLE.

Owners' Accommodation

Separate internal staircase to a large hallway with fitted carpet.

BEDROOM 1 is a large DOUBLE. BEDROOM 2 is a very large DOUBLE with ceiling cornicing and a Victorian metal fireplace. BATHROOM with large shower.





External

To the rear of the property is gated parking for seven vehicles. TERRACE. Wraparound GARDEN with a large shed and access to what was Old Surgery House.

Old Surgery House

External access to a large single with KITCHEN, DOUBLE BEDROOM and BATHROOM.

The Business

Grove House Guest House has been under our clients' ownership since August 2015 and they now wish to sell in order to retire.

The property occupies a prime location in St Georges; as a consequence, it is extremely popular with contractors, working professionals and visitors to Telford who enjoy its many attractions.

Room tariffs are as follows: £52 per night for a single room, £54 for a double for one, £72 for a double for a couple and £90 for a family room. The tariff does include breakfast.

The business is well established and enjoys excellent reviews on Booking.com and Google.

It offers the potential for growth through the conversion of the owners' accommodation to create additional letting rooms. The business could also offer evening meals. More extensive marketing may also increase occupancy levels further.

Net turnover is in the region of £82,500 per annum with an excellent gross profit of £64,000. Full trading accounts will be made available following a productive, formal viewing.





Tenure & Price

FREEHOLD £750,000 to include goodwill, 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.

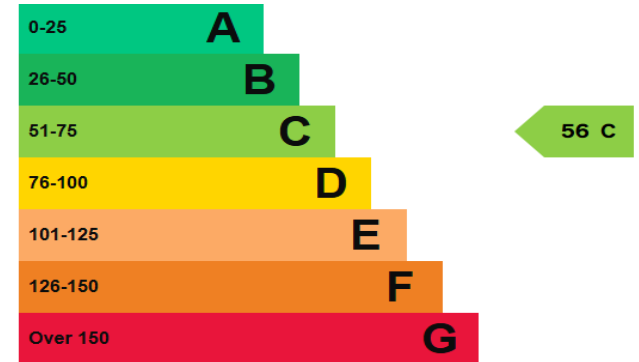
Licences

A Premises Licence is not held.

Services

All mains services are connected.

Local Authority: Telford & Wrekin Council.







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