

Seton Guest House

6 Seton Terrace, Glasgow, G31 2HU, Scotland.



- . Long established Glasgow Guest House situated close to city centre
- . 7 well-presented letting bedrooms, owners' accommodation & double garage
- . First time on the market in over 10 years
- . Strong trading figures with steady level of income
- . Located close to various 2014 Commonwealth Games venues
- . Ideal for couple, established operator or investor

Freehold
£395,000

Offered for sale for the first time in over 10 years we are delighted to bring to the market the long established Seton Guest House. The property is a most impressive blond sandstone Victorian Town House that offers spacious accommodation over basement & 3 floors and benefits from having a large double garage to the rear. The 7 letting room Seton Guest House is positioned within a grand tree lined terrace that is located in the popular area of Dennistoun. The bustling area of Dennistoun is situated under 1 mile east of George Square in the heart Glasgow City centre and boasts a wide range of local shops, schools, bars & food outlets. The area also has a large Victorian Park, Alexandra Park, plus a well utilised local library. With terrific road and rail links to the city centre, Dennistoun continues to be popular with young professional couples and students. The city of Glasgow has a population of around 600,000 people and welcomes over two million tourists every year. Glasgow offers a wealth of cultural and leisure attractions and can act as the perfect base for visitors to explore the magnificent scenery which surrounds the city. The city benefits from an excellent communications network with transport links by road and rail to all major UK centres. Glasgow International Airport is located 7 miles west from the city centre. Since taking over the business our client has continued to invest in the property which has recently seen a new wiring system in place along with new heating being installed. This investment continues to the public areas and to the letting bedrooms each of which are pleasantly presented and offer guests pleasant accommodation. The overall focus at Seton Guest House is in offering guests a warm welcome and comfortable stay within a most charming Victorian house at reasonable room rates. This focus on guests comfort along with the benefit of being located only a few minutes from the city centre has resulted in our clients enjoying a high level of repeat trade, with many guests returning year after year. The location also means that the business picks up a lot of trade from people working in or around the city or workers involved in many of the new building projects nearby. The guest house is set to also benefit from the huge investment and large increase of visitors to the area from the 2014 Commonwealth Games which are being hosted by the City of Glasgow. The local area is due to benefit from the lasting legacy of the games which in turn will only help to boost trade and therefore value of this already successful Glasgow Guest House.



To fully appreciate this terrific guest house opportunity, we would strongly suggest prospective purchasers arrange a viewing as early as possible to avoid disappointment. The business is only now being offered for sale due to our clients wish to retire.

The Property.

Traditional Glasgow Town House which is housed over basement, ground, first and second floor. The property consists of the following: large reception hallway with staircase, large lounge, kitchen, 7 letting bedrooms, 2 owners' rooms, dining room & double garage with laundry. Free on street car parking is available to the front of the property.

Letting Rooms.

Seton Guest House offers 7 pleasant letting rooms (5 en- suite). All rooms are centrally heated, offer free Wi Fi, are equipped with television with DVD and hospitality trays.



Trade.

We are advised that trading accounts for year- end 2012 will show a turnover figure in the region of £50,000.

Fixtures and Fittings.

A full inventory will be completed to detail all personal items excluded from the sale or items subject to a lease.

Price.

Offers of £395,000 are invited for the freehold property, complete with goodwill and trade contents but excluding personal items. Stock at valuation.

Viewing.

For reasons of confidentiality, no direct approach may be made to the business. All viewings must be arranged through Scottish Business Centre: Glasgow office 0141 357 3738

Offers All offers should be submitted directly to Scottish Business Centre.



SCOTTISH BUSINESS CENTRE
Business Valuers & Agents

Disclaimer: Whilst Scottish Business Centre endeavours to make these particulars as accurate as possible; they do not form any part of any contract or offer nor are they guaranteed. These particulars are provided only as a general outline of the property referred to. Applicants should make their own enquires and inspection of the property to satisfy themselves as to the accuracy or otherwise of the information given. These details were believed to be correct at the time of publication but their accuracy is not guaranteed. Scottish Business Centre.