

## **Victorian 10 Bedroomed Gatwick Guest House £995,000 (Freehold) Horley, Surrey**



### **Business description**

Prime Position in Horley  
Few Minutes From Gatwick  
2 minutes from Town Centre & Station  
Large private car park  
Ten En Suite Bedrooms  
Office  
Guests Dining Room



An attractive Victorian commercial freehold property currently operating as a lucrative and established guest house. Ideally located in Horley town centre benefiting from direct main line trains from London to Brighton and on the door step of rapidly expanding Gatwick Airport. This lovely property standing in its own grounds would lend itself to numerous commercial uses.

This fine guest house offers versatile accommodation and benefits from having a large family room which would offer staff/owner private space with the addition of a separate kitchen. The property also benefits from a large private car park providing useful extra holiday parking income.

Castle Lodge complies with all current fire, health and safety and hospitality industry regulations and is presented in outstanding condition.

## **Property information**

Property:	Freehold
Living accommodation:	Castle Lodge has 10 en suite guest rooms ranging from single to large family rooms one of which can accommodate 5 people. One of the large rooms currently used as a family room has a small kitchen which could be used for staff/ owner's accommodation.
Location:	Castle Lodge is the closest guest house to Horley town centre with numerous pubs, restaurants, cafes, shops and mainline station on the London Victoria to Brighton line. Situated in a quiet location even though it is only a 5 minute drive to London Gatwick Airport.
Premises details:	Castle Lodge is a stunning Victorian property retaining many of its impressive Victorian features standing in its own grounds which is within the conservation area.

## **Business Operation**

Expansion potential:	The current owners are proud to have built up a large customer database as is confirmed by numerous positive guest reviews on TripAdvisor and other agent websites. Gatwick Airport is expanding with passenger numbers increasing in excess of 15% annually with a strong possibility of a second runway. There is good future growth potential and it should be mentioned the current owners are only selling due to retirement plans.
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The owners would also like to mention that they run an established low cost self drive car hire business from Castle Lodge, Scarlett Self Drive Car Hire. This is a completely separate business from the guest house with separate accounts therefore has no bearing on the profitability and goodwill of the guest house. Should a potential buyer of Castle Lodge be interested in purchasing the car hire business, which has been trading since 1990, then the owners would be happy to negotiate accordingly. At present there is a small fleet of 12 cars but have operated as many as 70 vehicles in the past.

Competition / Market:	The current owners of Castle Lodge are pleased to belong to the Gatwick Guest House Association members of which work close together for their mutual benefit.
Reasons for selling:	Due to retirement plans
Years established:	Since the mid '70s



