

## **Bed And Breakfast Business £1,400,000 (Freehold)**

### **Winnersh, Berkshire**



### **Business description**

This bed and breakfast business was established in 1993 and is only now being offered to the market due to the owner's wish to retire. The business trades all year round and generates a turnover in the region of £37,000 per annum with a gross profit of 85%. The owner offers 5-letting rooms on a bed and breakfast only basis. There is a website in place advertising the bed and breakfast and services provided. There is also scope to advertise with internet booking sites. The business has an excellent reputation and enjoys many excellent reviews on Trip Advisor. The premises boast 5-letting rooms all of which have been fitted to a high standard and are well-maintained throughout. This is an ideal opportunity to acquire an already busy bed and breakfast business with scope for future growth.

### **Property information**

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| Property: | Freehold   |
| Location: | Tudor Place Bed and Breakfast occupies substantial detached 2-storey Tudor style premises, ideally located in the affluent village of Winnersh, Berkshire. This executive property is set in its own grounds and benefits from ample private parking, boasting spectacular views over the surrounding area. There are bus stops and a railway station nearby and the village high street is a short walk away. The premises boast easy access to the A-road network and the M4 motorway. Winnersh is popular with commuters, due to excellent road and rail links across the region. The village boasts a range of amenities and is a desirable place in which to live and work. Wokingham lies approximately 2 miles away, while Reading is just under 5 miles to the north west. |

Premises details: Substantial detached Tudor style premises with 1-bedroom owners' accommodation. Briefly comprising:

#### Ground Floor

- Entrance hallway
- Owners' lounge with inglenook fireplace and exposed beams
- Conservatory, used as private dining room
- Kitchen with hardwood work surfaces and AGA cooker
- Breakfast room with inglenook fireplace and French doors to garden
- Guest lounge with feature fireplace and bay window
- Utility room with washing machine, refrigerators, freezers and tumble dryer
- Owners' double bedroom with en-suite shower room, WC and wash hand basin

#### First Floor

- Double letting room with en-suite shower room
- Double letting room with en-suite shower room
- Double letting room with en-suite shower room
- Single letting room with en-suite shower room
- Deluxe double suite with en-suite bathroom with separate shower
- Laundry room

#### External

- Double garage
- Parking to the front for up to 10 cars
- Electric front gates with intercom
- Rear garden with lawned area and mature planting
- Patio area
- Vegetable patch

### **Business Operation**

Trading hours: All year round

