



Forest Guest House

REF: 160015

South Shields. Financials available upon request, Beautifully decorated 6 en-suite guest rooms. Award winning business. Spacious owner's living accommodation. Main road location. Situated in walking distance to the beach front and the town centre. Trading 365 days a year. Loyal repeat custom and popular with tourists. Turnkey operated. Freehold/Leasehold options available. EPC rating D.

Asking Price: Bus and Prop
£350,000

117 Ocean Road, South Shields,
South Tyneside, NE33 2JL





Business Overview

Forest Guest House is an award winning, well established business based in South Shields and has been in our client's ownership for the past 8 years.

The guest house has gained a strong share of the market for a range of both tourist and commercial customers due to its accessible position and exceptional facilities.

The business has a high occupancy rate throughout the year with future bookings from loyal and repeat customers.

There is an informative website that allows you to book online with details of services offered, the local area and much visited tourist attractions.

The guest house is four-star silver rating, by Visit England and AA, an affiliation with the FSB and awarded an Outstanding Service Award presented by Gohotels.com. The business has been awarded a Recognition of Excellence putting the business in the top 3% of Accommodation venues worldwide.

All six guest rooms are comfortable and individually styled with en-suite bathrooms, flat screen TV / DVD, fridge, high quality Egyptian cotton bed linens and towels, toiletries, well stocked hostess tray, complimentary chocolates, robe and slippers and much more. Our clients offer a varied Breakfast menu and pride themselves on their high level of customer care and attention to detail.

The business offers owners accommodation and would be an ideal lifestyle choice for a new purchaser.

Location

The business is ideally located in the centre of South Shields in Tyne and Wear and sees a high volume of tourists visiting the area every year.

It is located just off the A197 and is within easy walking distance of the town centre and Metro station.

Located 5 minutes from the parks, beaches, leisure and visitors centre, the business is surrounded by restaurants and local tourist attractions.

Trading Hours

The business is open to guests all year round.

Premises

The business trades from a terraced parade of town houses and is very well maintained with a small yard and seating area to the front.

On entrance the townhouse has a grand hallway with stairs leading to the first floor.

The kitchen has been designed by the owners to a high standard and being open plan leads into the breakfast room with a lounge area to the side.

On the first floor there are four letting rooms, three large doubles and a single which are all en-suite. A second staircase guides you to the top floor where there are two further en-suite double and family rooms.

The guest house and all en-suite bedrooms have been decorated to a high standard with all rooms having their own comfortable and unique style.

The owner's accommodation is to the left hand side of the ground floor and comprises of a large lounge, master bedroom with built in wardrobes and a luxury bathroom with a standalone bath and walk in shower.

The business benefits from having on street parking, and cycle storage facilities.

We are advised the premises are freehold with leasehold options available.

Reason for Sale

Our clients are offering the business for sale to allow them to concentrate on other business interests.

Staff

The business is operated by our clients with the assistance of one cleaner.



For further information or to make an appointment to view the business, please call Knightsbridge on 01204 555 050 or email us at buy@knightsbridgeplc.com
www.knightsbridgeplc.com