



## **The Harbour Guest House & Studio Apartment**

24-26 Leazes Street, Amble, Northumberland NE65 0AA

- Six En Suite Bedrooms
- Owners Accommodation
- Recently Refurbished
- Rent £14,700 per annum
- Self Contained Studio Apartment
- Popular Tourist Location
- Ideal Life Style Business
- Sea Front Views

**Price: £49,950 Leasehold**

# BUSINESS FOR SALE

## Location

Amble is a small town and sea port on the North Sea coast in Northumberland an area of outstanding natural beauty and visited throughout the year by tourists around the world. The town is situated on the A1068 which runs from north to south along the Northern East Coast Line. Amble also lies near the A1 providing easy access to the nearest city Newcastle upon Tyne approximately 30 miles south and also to Edinburgh in Scotland around 80 miles north. There is an east coast mainline railway link between Edinburgh and London which runs via the nearby Widdrington Station.

## Property

An attractive substantial detached sandstone two storey property under a pitched slate roof.

## Description

The Harbour Guest House is an established, high quality 6 bedroom Bed & Breakfast with additional self-contained studio apartment and private owners accommodation with outdoor space.

The business has been trading for a number of years with our clients taking over in January 2019, since then they have fully refurbishing the property adding the studio to give an additional income stream through Airbnb.

The guest house features rooms all equipped with a private bathroom, flat-screen tv, hairdryer and toiletries.

The business enjoys a busy location on the main route leading to the harbour and so enjoys excellent passing trade. There are fair levels of commercial business throughout the week and this is then supplemented by tourism over the summer season, weekends, and bank holidays.

## The Studio

Within the property is a separate self-catering ground floor studio apartment, the recently refurbished Harbour Studio offers the option to stay in a Super King Size or twin beds with the option of a third person being able to be accommodated. There is kitchen space including sink, fridge, kettle, grill and microwave, a seating area, dining area and large en suite shower room.

## Ground Floor

Owners Living Room, 2 Double Bedrooms one with walk in dressing room and Bathroom.

Reception, Fully Equipped Catering Kitchen, Kitchen Preparation Area, Breakfast Room circa 20 covers, self contained studio and external Laundry Room.

## First Floor

1 x Single Bedroom with en-suite  
1 x Double Bedroom with en-suite  
1 x Double Bedroom with en-suite  
1 x Twin Bedroom with en-suite  
1 x Family Bedroom with en-suite  
1 x Twin Bedroom with en-suite  
1 x Cleaning Cupboard

## Services

The property is double glazed with gas central heating installed throughout and has guest Wi-Fi.

## Tenure

Leasehold – 25 year lease from 1<sup>st</sup> September 2005

## Price

£49,950

## Rent

£14,700 per annum

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2020 Rating List entry is Rateable Value £5,800.

\*Our client is currently exempt from business rates due to small business rate relief.

## Important Notice

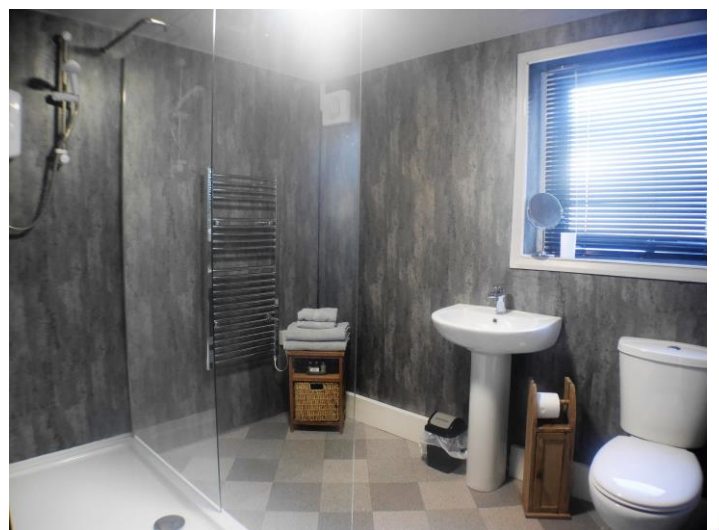
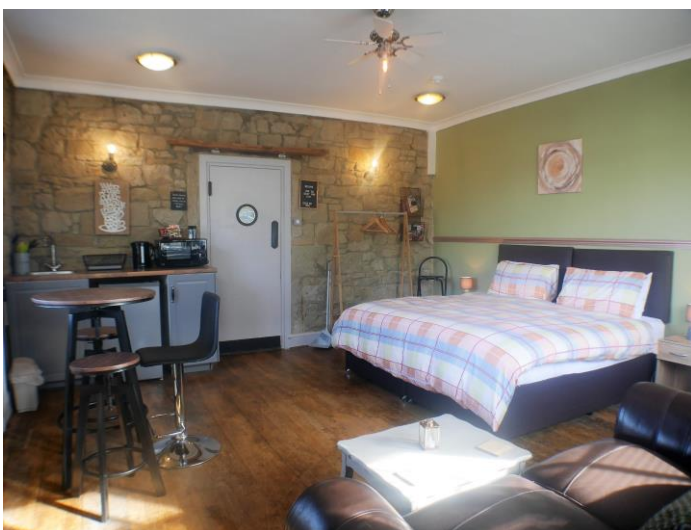
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**Ref: H189 (Version 3)**

**Prepared: 17<sup>th</sup> March 2020**

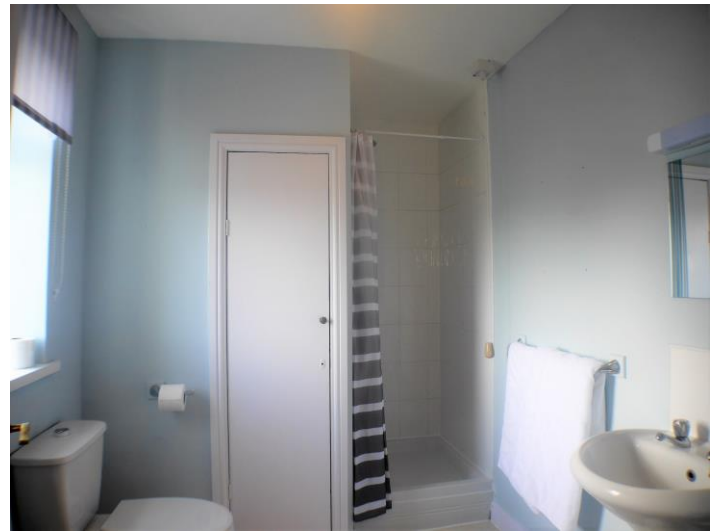


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