



HOME PARK HOMESTAY, 74 ALMA ROAD, PLYMOUTH, PL3 4HD

HIGHLY PROFITABLE HOSTEL AND BUDGET BED & BREAKFAST. Net profit approx. £286,000pa. Substantial period premises located enviable central position close to city centre Plymouth. Well maintained property with 16 letting bedrooms, reception, kitchens, office, night porter accommodation, garden, garage and private parking. Well established business. Turnover approx. £331,000pa. Great FREEHOLD investment opportunity. Unique opportunity. Highly recommended.

- **HIGHLY PROFITABLE INVESTMENT OPPORTUNITY**
- **OPERATING AS HOSTEL AND BED & BREAKFAST FACILITY**
- **CONVENIENT CENTRAL LOCATION CLOSE TO CITY CENTRE**
- **16 LETTING BEDROOMS, RECEPTION, KITCHEN/OFFICE**
- **NIGHT PORTER'S ROOM, GARDEN AND DOUBLE GARAGE**
- **WELL ESTABLISHED, EXCEPTIONALLY PROFITABLE CONCERN**
- **TURNOVER APPROX. £331,000PA**
- **NET PROFIT APPROX. £285,396PA**

FREEHOLD INVESTMENT £1,360,000 SAV SOLE AGENTS

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Miller Commercial 

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LOCATION:

Plymouth, with a population of over 264,000 is the largest city in the West Country. Largely rebuilt since World War II it is now a thriving industrial and commercial centre and is still one of the Royal Navy's principal base and warship repair dockyards. The city has excellent educational, recreational and entertainment facilities and access to the rest of the country is gained by road via the A38/M5 motorway and by rail. Europe is also accessible by the car/passenger ferry which is operated from its terminal at Millbay Docks.

DESCRIPTION:

This exceptionally profitable business occupies an enviable and prominent trading position in Alma Road, a busy arterial route leading to and from the main city centre of Plymouth which is only half a mile away. It backs on to Central Park which spans over 60 hectares of meadows and woodland and includes an adventure playground, skate park, and pitch and putt, whilst also being home to Plymouth Argyle. Plymouth's main line railway station and expanding university are within easy walking distance. Due to its convenient central location, the business enjoys an exceptionally profitable year round trade.

The premises briefly comprise two period terraced properties which for the main appear to be of traditional construction, with painted elevations under a pitched slate roof. The property has been well maintained and benefits from double-glazing and a gas-fired central heating system. All the letting bedrooms are of a good size. The property also has a double garage and additional car parking space to the rear for approx. 4 cars. An early viewing appointment is strongly recommended to fully appreciate the location and appeal of this well established and exceptionally profitable business.

SCHEDULE OF ACCOMMODATION:**GROUND FLOOR**

Canopied entrance porch with two interconnecting entrance hallways providing access to upper floors letting accommodation as well as access to the rear reception area.

KITCHEN/OFFICE AREA**UTILITY ROOM AND LAUNDRY**

NIGHT PORTER ACCOMMODATION A double-bedded room with separate WC and en suite shower.

BOILER ROOM Containing gas-fired boiler.

LETTING ROOMS

There are a total of 16 letting bedrooms arranged over the ground, first and second floors:-

LETTING BEDROOM 1 A double-bedded room

LETTING BEDROOM 2 A single-bedded room

LETTING BEDROOM 3 A double-bedded room

LETTING BEDROOM 4 A double-bedded room

LETTING BEDROOM 5 A double-bedded room

LETTING BEDROOM 6 A double-bedded room with en suite

LETTING BEDROOM 7 A single-bedded room with en suite

LETTING BEDROOM 7a A single-bedded room

LETTING BEDROOM 8 A double-bedded room with en suite

LETTING BEDROOM 8a A double-bedded room with en suite

LETTING BEDROOM 9 A twin-bedded room with en suite

LETTING BEDROOM 10 A single-bedded room with en suite

LETTING BEDROOM 11 A double-bedded room with en suite

LETTING BEDROOM 12 A double-bedded room with en suite

LETTING BEDROOM 14 A double-bedded room with en suite

LETTING BEDROOM 15 A double-bedded room with en suite

All letting bedrooms are well appointed, fully furnished and benefit from gas central heating. As indicated a number have en suites and the remainder share bathrooms throughout the property.

OUTSIDE To the front of the property is a small lawned garden area with shrubs and steps leading to the front entrance. To the rear is an enclosed yard area with double garage and store and additional parking area for approx. 4 cars.

SERVICES We understand that all main services are available to the property. The premises have the benefit of a gas-fired central heating system and Wi-Fi.

TENURE / LEASE TERMS:

Freehold.

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BUSINESS:

TRADE is that of a **HIGHLY PROFITABLE HOSTEL AND BUDGET BED & BREAKFAST FACILITY** which enjoys an enviable main road trading position in Alma Road, close to the main city centre and commercial areas of Plymouth.

The business has been in the **PRESENT HANDS** since 2005 and is now only **OFFERED FOR SALE** due to the vendors wish to retire.

The business is **CURRENTLY FAMILY RUN** by a husband and wife team together with the assistance of their son and daughter. They also employ one full-time member of staff together with some additional part-time members of staff. The business currently operates as a "halfway house" offering bed and breakfast to homeless families and individuals who are currently waiting to be housed by the Local Authority.

Since COVID, our clients have established an excellent relationship with Plymouth City Council which has ensured **EXCELLENT OCCUPANCY LEVELS** in recent years.

The business is **WELL ESTABLISHED** and enjoys an exceptionally profitable and consistent year round trade.

We understand that the **TURNOVER** for the year ending April 2024 was approximately £331,305, achieving an **EXCELLENT NET PROFIT** for the period of approximately £285,396. It should be stressed that this is achieved purely by bed and breakfast, with an average tariff of around £60 per person per night. Additional trading figures will be made available to serious prospective buyers once they have actually inspected the premises.

We understand that **STOCK** to be taken over at valuation upon completion should be nominal.

Home Park Homestay is a somewhat unique opportunity to acquire a highly lucrative and well established hostel and budget bed and breakfast facility, which generates an exceptional annual net profit. This is a comfortably run family operation and offered to the market for the first time in nearly 20 years purely for retirement reasons. An early viewing appointment is strongly recommended.

VAT:

All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search>. To find out how much business rates will be payable there is a business rates estimator service via the website.

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Rating for this property is: TBA.

VIEWING AND CONTACT INFORMATION:

Strictly through Huntley & Partners. Please contact :-

Paul Goss on 07570 384544, 01752 206020

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