



FOR SALE

THE HIGHWORTH HOTEL
1 WESTROP, HIGHWORTH, SN6 7HJ

Offers over £800,000 – Freehold

SUMMARY

- A handsome townhouse hotel in fantastic location
- Over 100 covers plus 10 smart letting rooms
- Courtyard garden and large car park
- £60,677 net revenue in the year ended January 2020

The Highworth is a stunningly attractive town hotel, restaurant and bar formed within a listed, mid terraced Georgian townhouse. Guests arriving by car arrive through the old coaching arch, a structure with development possibilities, into a large car park. The hotel has a light and bright feel with a tasteful palate of colours that embraces its history and yet has a contemporary twist - something found throughout the building, including the 10 super letting bedrooms which are popular with both leisure and business travellers.

Situated in the centre of Highworth on the main A361 Swindon Road the hotel looks down the high street towards the Market Place of a town is noted for its quintessential Georgian buildings and Queen Anne style architecture. There is an immediate population of c.10,000 but is only six miles northeast of Swindon centre and the huge population of this bustling town and well as being conveniently located under 10 miles north of the M4. It is therefore a very convenient base from which to explore the hugely attractive Cotswold's which lies just to the north.

Our clients bought the hotel as an investment in 2016 and in their time, they have upgraded and improved not only customer facing areas but back of house too. They have enjoyed owning the hotel, but neither are local and have decided that this is the right for them to sell and invest the capital elsewhere. New owners will appreciate not only the work that has been done but also the opportunities to develop the trade further.



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THE PROPERTY

The hotel is arranged within two listed buildings. The older, the principle building, has the main entrance, is predominately three storey and dates from the early 1700's. The second is from mid-18th century and two storey. Both are built of brick.

PUBLIC AREAS

Light and bright main entrance hall. To the right at the front of the building is a panelled square room serving as a Meeting Room with seating for c.12. To the left of the hall is the Restaurant with seating for c.26. There is a delightful Modern Bar with seating for c.15, and a beautiful glass roofed Orangery that is used for breakfast, casual dining and functions. A further larger function room that can cater for up to 60 is located to the rear of the property and this opens out onto its own private terrace.



LETTING BEDROOMS

10 letting bedrooms to sleep 20. All are en suite and have TV and hospitality tray, iron and ironing board together with a desk.

SERVICE AREAS

Well-equipped commercial kitchen. Walk in chiller. Ground level cellar.

DEVELOPMENT OPPORTUNITY

While no planning consent has yet been sought, our clients advise that they have architect drawn plans for the conversion of the currently unused accommodation around the coaching arch to create further letting accommodation.



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OUTSIDE

A huge advantage of the property is the amount of outside space available. There is scope for about 35 external covers on the courtyard, plus the private terrace for the function room referred to above.

Car parking on site for approximately 20 cars and on street parking nearby.

SERVICES

Mains electricity (three phase power available), gas, drainage and water. Gas-fired central heating.

LICENCES

Premises Licence
Civil Ceremonies Licence

WEBSITE

www.thehighworth.com

TRADE

Accounts for the year ended January 2020 show net revenue of £601,677.

Further trading information can be made available to seriously interested parties after viewing.

PRICE

Offers over £800,000 are invited for the freehold interest complete with goodwill and trade contents, excluding personal items. Stock at valuation.

FINANCE

Colliers International is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

IDENTITY CHECKS

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.



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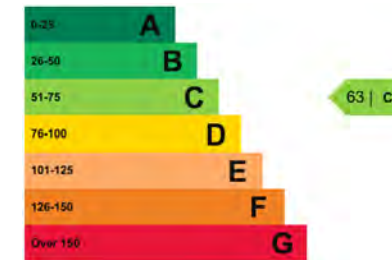


TO VIEW

All appointments to view MUST be made through the vendors' agents who are acting with sole selling rights.

MILEAGES

Wantage 4 miles, Lambourn 6, Faringdon 9, M4 junction 14 12, Didcot 13, Swindon 15.



FURTHER INFORMATION

For further information or to arrange an inspection of the property, please contact:



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Disclaimer

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