

RORY MACK

ASSOCIATES

Reduced

£695,000

FOR SALE: Peak Weavers Guest House

21 King Street, Leek
Staffordshire, ST13 5NW



- **Beautifully appointed and fully operational Guest House & Restaurant with established reputation and bookings into 2023**
- **Currently trading as a 6-bed guest house with 3 bed owner accommodation**
- **Could easily provide 9 ensuite rooms plus private owner accommodation**
- **Total GIA 4,285 sq ft with gardens and 14 space car park**
- **Town centre location in popular tourist destination close to the Peak District**
- **EPC: TBC**

COMMERCIAL ESTATE AGENCY

VALUATIONS

RENT REVIEWS & LEASE RENEWALS

PROPERTY MANAGEMENT

HOME BUYERS SURVEYS & REPORTS

BUILDING SURVEYS

EXPERT WITNESS REPORTS'

RATING APPEALS

SCHEDULES OF CONDITION

SCHEDULES OF DILAPIDATIONS

RESIDENTIAL LETTINGS

CPO NEGOTIATIONS

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Rory Mack Associates Ltd.
Registered in England & Wales.
Reg No. 6424169

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GENERAL DESCRIPTION

Peak Weavers is a beautifully appointed Guest House with an established reputation for providing high quality overnight accommodation and restaurant services, both of which operate independently of one another. The property was originally constructed as a private dwelling house in 1828 since which time it has been extended and from 1979 has been operating as a guest house. The current husband and wife team, who took over the running of the business in 1999, have lovingly refurbished the building and are now looking to start a new chapter in their lives, which creates the opportunity for a new proprietor to acquire the premises and take over the business.

The property is arranged over three floors and is approached via an entrance leading to the car park, adjacent to which are lawned gardens with a path leading to the front entrance door. Upon entering the building one is confronted with an imposing reception hall retaining many of its original Georgian features with an ornate staircase leading to the first floor.

From the entrance hall is a bar area followed by a dining room capable of comfortably seating 40 covers. To the rear of the restaurant is a very well appointed and fully fitted commercial kitchen together with a number of storage rooms.

The guest accommodation is arranged over ground, first and second floor with all of the rooms having ensuite facilities. There is also private living accommodation for the owners extending to three bedrooms with a large living/dining room.

Externally there is a private carpark that will accommodate approx. 16 cars together with lawned gardens to the front and a private courtyard to the rear within which is a brick-built workshop.

LOCATION

The property commands an elevated position, set back from the road in a leafy and mainly residential side street within a minutes' walk of the town centre. Leek is an affluent market town steeped in history and within close proximity to a number of renowned tourist attractions making it a popular destination. The town is very accessible and is principally served by the A53 and A523 and is approx. 11 miles to the north-east of Stoke on Trent. Junction 15 of the M6 motorway is approx. 15 miles.

ACCOMMODATION

Ground Floor – 2,012 sq ft (GIA)

Reception hall, bar area, dining room, kitchen, 2 x kitchen prep/storerooms, rear hall, rear porch, laundry room, male WC, female WC, guest bedroom with ensuite shower room.

First floor – 1,757 sq ft (GIA)

(**private accommodation**): living/dining room, bathroom, study, 2 x bedrooms.

(**public accommodation**): double bedroom with ensuite shower room, single bedroom with shower cubicle, single bedroom, double bedroom with ensuite bathroom, toilet with shower cubicle, bathroom, single bedroom with ensuite bathroom.

Second floor – 516 sq ft (GIA)

(**private accommodation**): double bedroom with ensuite bathroom.

(**public accommodation**): double bedroom with walk-through dressing/wardrobe area and ensuite bathroom.

Without any major internal works and by giving up two of the bedrooms currently used by the owners, the property could very easily offer nine guest bedrooms all with their own private bath/shower room.

Externally there is a workshop/store 10'0" x 21'3" (212 sq ft).

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SERVICES

All mains' services are connected. Gas fired central heating installed. Hard wired fire alarm installed. No services have been tested by the agents.

VAT

The sale price is not subject to VAT.

EXISTING BUSINESS

Peak Weavers continues to trade as normal despite being offered to the market for sale. It is hoped that whoever acquires the property will want to continue to run the business and will be able to build upon the existing goodwill and trading reputation that the current owners have achieved, although this is not essential if someone wishes to use the premises for alternative uses.

B&B bookings continue to be taken and there are already several bookings for 2023. There are many trading opportunities that the premises offers and in addition to the B&B and restaurant business the premises is often used as a wedding venue and also hosts many other business and special occasion events. Further details relating to the business can be made available to interested parties who conduct an internal inspection and will be afforded an opportunity to meet the current owners. For more information relating to the business please also refer to: www.peakweavers.co.uk

BUSINESS RATES

The whole premises is assessed as follows:

Rateable Value: £6,300

Rates Payable: £3,144 pa (23/24)

Note: If you qualify for Small Business Rates Relief you should be entitled to a 100% rates payable exemption.

TENURE

The premises is available freehold, subject to contract and with vacant possession.

ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.

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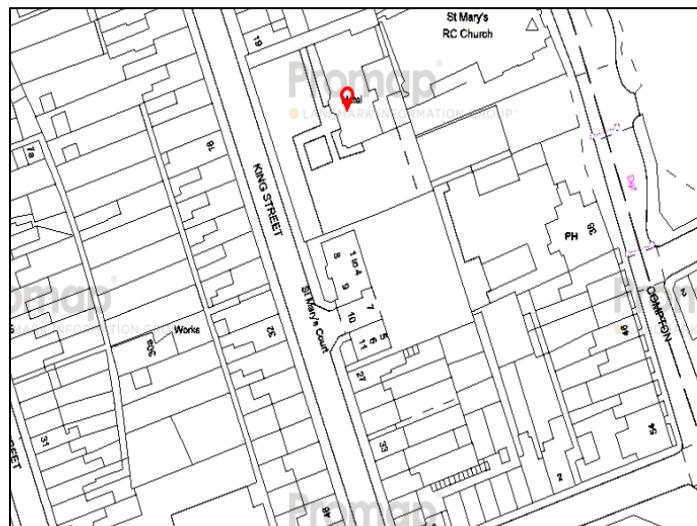
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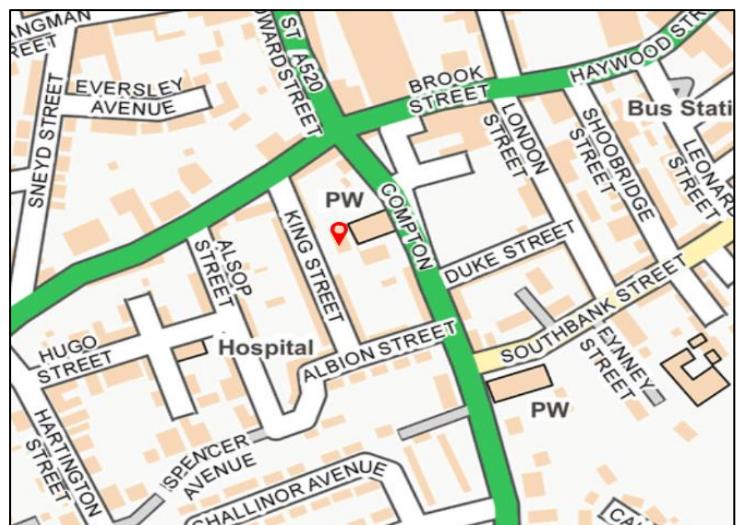
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ORDNANCE SURVEY MAP



STREET MAP



TOWN MAP

