



## The Rosita Hotel, 30 Upper Church Road Weston-Super-Mare BS23 2DX

- DELIGHTFUL PERIOD PROPERTY
- CLOSE TO THE BEACHES AND TOWN CENTRE
- 4 BEAUTIFULLY APPOINTED GUEST SUITES
- FLEXIBLE OWNERS ACCOMMODATION
- GENUINE RETIREMENT SALE
- NO ONWARD CHAIN
- EPC C57



Guide price £465,000 Freehold

A wonderful opportunity to acquire an established Bed & Breakfast just moments from the sea front and Promenade in Weston- Super-Mare. This impressive period property has been significantly reconfigured by the current owners and now boasts 4 spacious Guest suites and flexible owners accommodation. The business has been run by our clients for some 20 years and is now available owing to their retirement plans.

### **LOCATION**

The Rosita Hotel is situated on Upper Church Road which is a delightful terrace of period properties combining private residences and Guest Houses. The location is perfectly suited for a business such as this being just a short walk to both the seafront and Town Centre with short stay on road parking immediately to the front of the property to enable guests to unload upon arrival and immediately to the rear of the building is a long stay Council Operated car park.

Weston-Super-Mare is one of the most popular resorts on this stretch of the North Somerset coastline owing to its proximity to the M5 and attracts hundreds of thousands of visitors year round who come to enjoy its beaches, Grand Pier and bustling Town Centre. For more information about the area please visit:- [www.visit-westonsupermare.com](http://www.visit-westonsupermare.com)

### **THE BUSINESS**

Our clients have owned the business for approximately 20 years and have transformed the building during their tenure to move away from the traditional Bed and Breakfast model and have incorporated the original 10 letting rooms into 4 delightful Guest suites. As such they are able to manage the business without the assistance of any additional staff. The business has traditionally operated year round with the

exception of family holidays.

The turnover in latter years has been below the VAT threshold and accounts will be made available following a viewing appointment in the usual manner. Bookings are primarily derived through the Booking.com portal, our clients operate a minimum 2 night stay policy with tariffs ranging from £85 - £110 per night.

### **GUEST ACCOMMODATION**

As previously alluded to, our clients have significantly remodelled the premises during their tenure and as such, The Rosita Hotel now boasts 4 exceptionally spacious and beautifully appointed En Suite guest Bedrooms situated on the First & Second Floors, each of the rooms comes fully furnished with King Size beds, a settee, Televisions and Bedroom Furniture.

Our clients do not currently accept Children but the two larger of the Rooms could easily adapt to Family Rooms with the addition of Bunk Beds. On the Ground Floor of the property is the Breakfast room which is serviced from a small Kitchen just of the Entrance Hallway.

### **OWNERS ACCOMMODATION**

A real feature of the property is unusually spacious owners accommodation which is laid out over the Lower Ground Floor and Converted Basement. Our clients currently sleep in the Basement but should one require additional bedroom space then the main reception room would easily accommodate a dining table thus releasing the current dining room for use as a master bedroom with the aforementioned Basement Bedroom being for a child or occasional visitors.

### **OUTSIDE**

The Rosita Hotel as with many properties in

the area does not have private parking but guests can unload on the main street which has free 1 Hour parking before moving their vehicle to the Long Stay Car Park situated immediately to the rear of the Hotel. Our clients have developed a small private Roof Terrace for their own use and the property has an enclosed courtyard with utility room and a gate to the rear access lane.

### GENERAL INFORMATION

North Somerset Council  
Town Hall  
Walliscote Grove Road  
Weston-Super-Mare  
Tel: 01934 888888

### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within C57.

### INVENTORY

An Inventory of all loose chattels and equipment, free of any lease/lien, to be included within the sale will be supplied by Miller Commercial prior to exchange of Contracts.

### BUSINESS RATES

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £5,000. For small business holders with just one premises this

is likely to be below the minimum threshold. However, please do not rely on this information and make your own enquiries with the local authority.

### SERVICES

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Wessex Water  
Operations Centre  
Claverton Down Road  
Claverton Down  
Bath BA2 7WW

### STOCK

To be taken at valuation.

### VALUE ADDED TAX

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

### FINANCE

If you require advice regarding the Financing of a Business, at no initial cost, please contact us on the number below.

### CONTACT INFORMATION

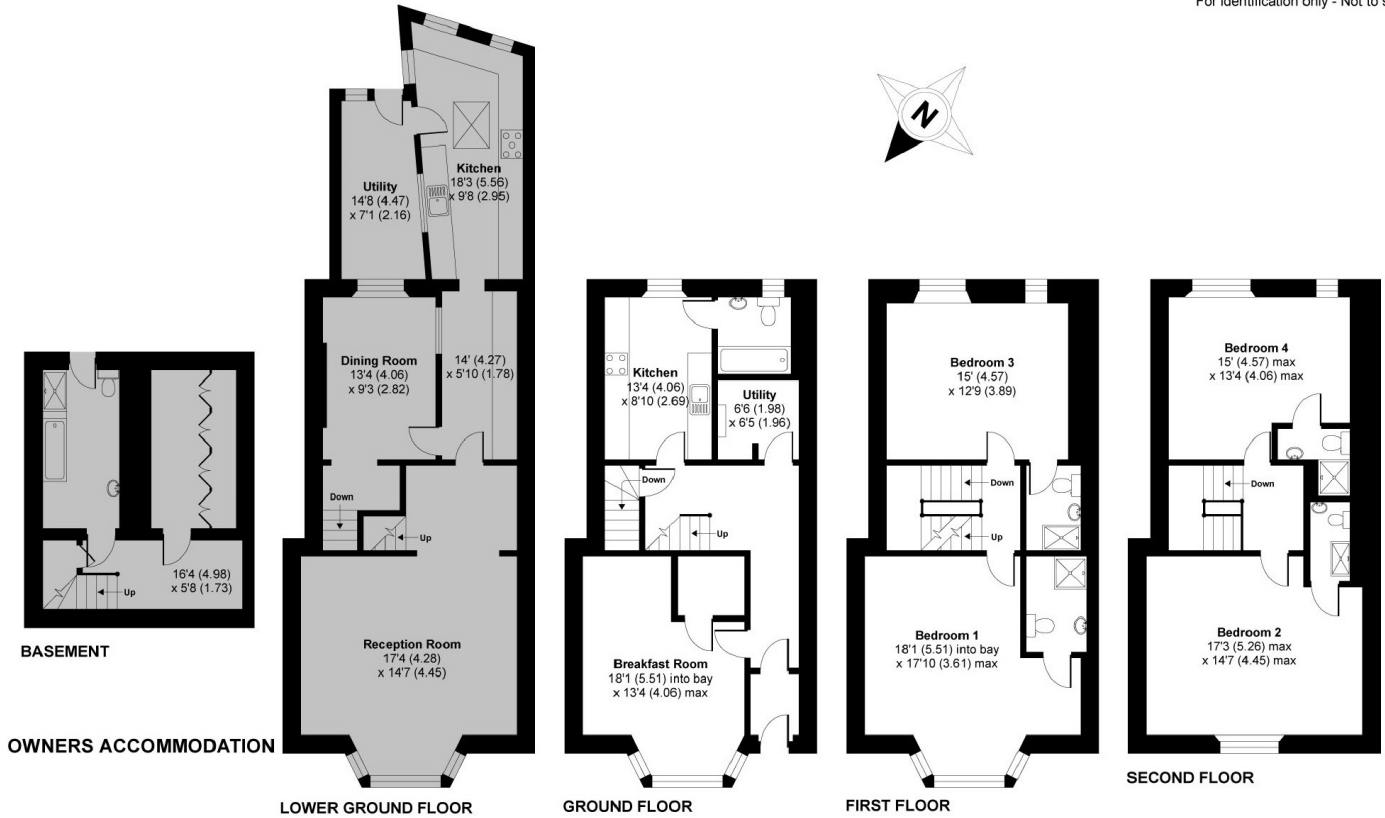
For further information or an appointment to view please contact either:-  
Paul Collins on 01872 247029 or via email [pc@miller-commercial.co.uk](mailto:pc@miller-commercial.co.uk)  
VIEWING: Strictly by prior appointment through Miller Commercial.



# The Rosita Hotel, 30, Upper Church Road, Weston Super Mare, BS23 2DX

Approximate Area = 3041 sq ft / 282.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2021. Produced for Miller Commercial LLP. REF: 748381

**AGENTS NOTE:** Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39.

