



THE LIMES, 48 PARK ROAD, SWANAGE
£1,350,000 Freehold

This is an exceptional opportunity to acquire a thriving self-managed holiday business offering unique boutique-style rooms and comfortable owner's accommodation. With a proven track record of profitability and significant potential for further development, this business presents an ideal investment for those seeking a rewarding venture in the hospitality industry.

KEY FEATURES

- ✔ **Prime Location:** Situated in a sought-after tourist destination, this property benefits from high visitor traffic, strong demand for quality accommodation.
- ✔ **Boutique-Style Rooms:** The business boasts a collection of beautifully appointed rooms, each with its own distinct character, modern amenities and some with views over Swanage Bay.
- ✔ **Comfortable Owner's Accommodation:** The property includes spacious and well-maintained accommodation for the owners, providing a convenient base for managing the business and family life.
- ✔ **Proven Profitability:** The business has a consistent history of generating strong revenue and healthy profits.
- ✔ **Development Potential:** There is significant scope for further development, such as expanding the number of rooms, adding additional facilities, or diversifying into other hospitality services.

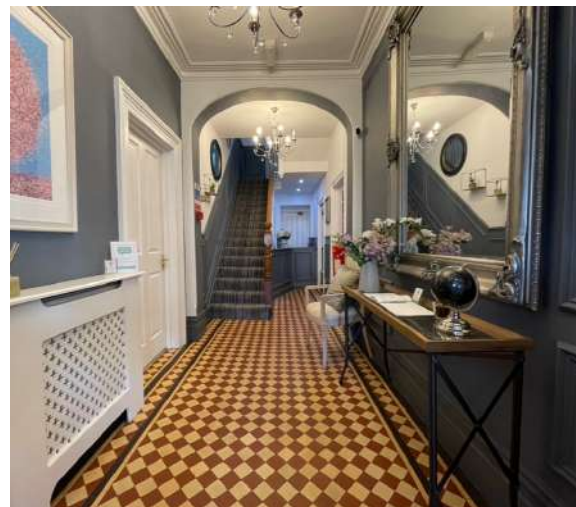


AWARDS

AA 4* Guest House
5* Trip Advisor Reviews

BUSINESS RATES

Rateable Value £11,750
Rates Payable £5,863.25 for 2024/2025,
small business rates relief may be available.



INVESTMENT HIGHLIGHTS

- ✔ Benefit from an already successful operation with a loyal customer base. Substantial bookings already taken for 2025.
- ✔ The business offers a solid return on investment with potential for significant growth.
- ✔ Self check-in/out systems offer a convenient and efficient way for guests to manage their stay and reduce staffing costs.
- ✔ Enjoy the freedom and flexibility of self-employment while running a profitable business from a distance.
- ✔ Free onsite guest's parking, south-west facing courtyard and terrace.
- ✔ A short walk from Swanage town centre and its picturesque beaches, stunning cliff top walks, and the historic Swanage Railway.

GUEST ACCOMMODATION/FACILITIES

- ✔ Self Check-in, Entrance Hall, Conservatory where pets are permitted.
- ✔ 13 Boutique Guest Suites, some of which offer views of Swanage Bay. All rooms have TV/DVD players, Wi-Fi, tea and coffee making facilities.
- ✔ Ample Parking for up to 9 Vehicles and secure storage for cycles etc.

OWNERS ACCOMMODATION

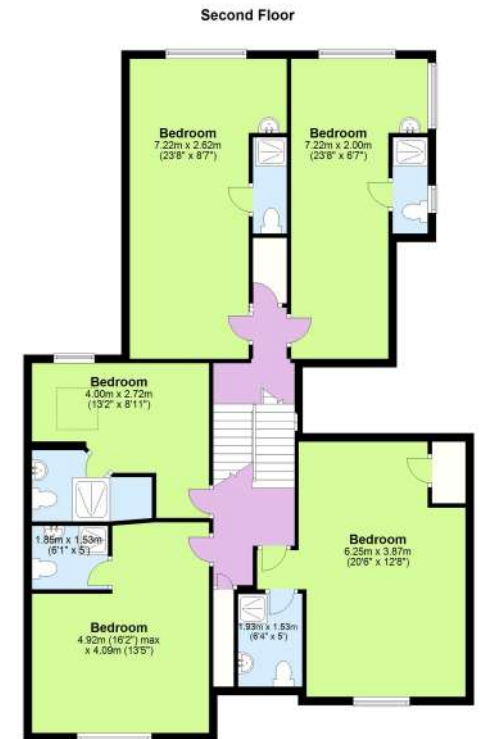
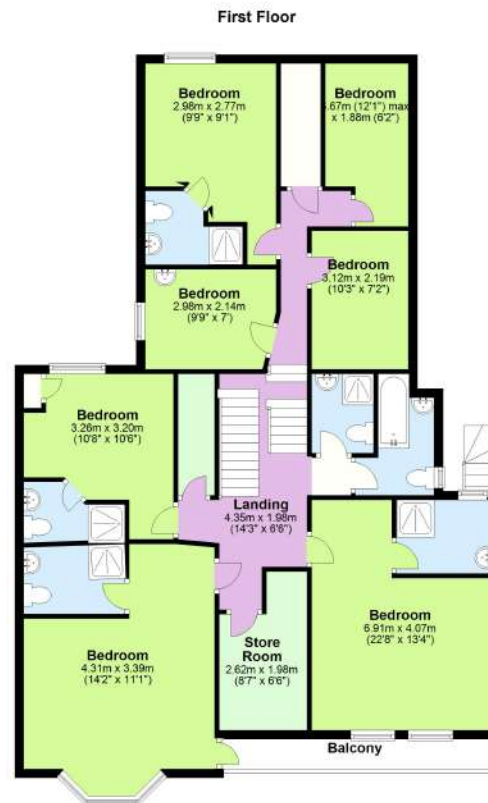
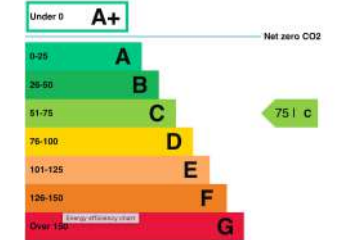
- ✔ Living Room, Kitchen fitted with commercial dishwasher, gas cooker, oven and hob, large Utility Room/Storage. 3 Bedrooms, 2 Bathrooms.
- ✔ **Outside:** To the front is a small garden. At the rear the easily maintained garden comprises a raised timber deck with views of the Purbeck Hills and Bay, large cabin, garage, built-in barbecue, outbuildings and storage under the property.

SERVICES All mains services connected.

VIEWING To appreciate this exceptional property, viewing is highly recommended. All viewings must be accompanied and these are strictly by appointment through the **Sole Agents, Corbens, 01929 422284**. Postcode **BH19 2AE**.

Energy efficiency rating for this property

This property's current energy rating is C.



Property Ref: PAR1505

Please Note: Floor plans, measurements, areas and distances are not to scale and are intended to be approximate only. Total Approximate Floor Area - 481m² (5,177.5 sq ft)

THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.

SITUATION & AMENITIES

The Limes is situated in a premier trading location, approximately 250 metres from the sea front. The town centre is a short distance and offers historic buildings and Victorian Pier, museums, the famous Swanage Steam Railway, Durlston Country Park and Nature Reserve.

Swanage lies at the south-eastern tip of the Isle of Purbeck. Much of the surrounding area is owned by the National Trust and is classified as being an Area of Outstanding Natural Beauty. The market town of Wareham is some 9 miles distant and has main line rail links to London Waterloo (some 2.5 hours). The popular conurbations of Poole and Bournemouth and the exclusive Sandbanks peninsula are also within easy reach via the Sandbanks toll ferry.

Throughout the year the town hosts a number of music festivals, which include jazz, blues, and folk, summer carnival, fish festival and lifeboat fundraising week.



There are numerous sporting and recreational activities in the area including sailing, power boating, water skiing and other water sports and excellent golf courses at The Isle of Purbeck Golf Club and Wareham Golf Club. Walkers and cyclists can enjoy the South West Coast Path, taking in the UNESCO World Heritage site of the Jurassic Coast.

