

DORIAN HOUSE

BOUTIQUE BED AND BREAKFAST | BATH

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BOUQUET BED AND BREAKFAST | 1 UPPER OLDFIELD PARK, BATH BA2 3JX

Bath City Centre 0.5 miles, Bristol 12.3 miles, Cheltenham 51.0 miles (All distances are approximate)

An elegantly restored Victorian villa operating as a boutique bed and breakfast, ideally located in the heart of Bath and offering convenient access to the city's key attractions.

KEY FEATURES

Prominent location, situated in close proximity to Bath City Centre

14 en suite guest bedrooms and luxury 'City' shepherds hut

Breakfast room and orangery

Established and highly profitable business, generating annual net sales in excess of £540,000

Self-contained owner's / manager's accommodation with two bedrooms

Currently operated under management

Excellent reputation, ranking #4 of 66 B&Bs in Bath on TripAdvisor

Rare parking provision for 15 cars (including 3 EV chargers and 4 rental spaces)

0.27-acre freehold site with landscaped gardens

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BATH

Bath is renowned for its exceptional beauty and rich historical heritage. Recognised as a UNESCO World Heritage Site since 1987, it holds the distinction of being the only city in the UK to receive this honour and as such, Bath continues to be one of England's most popular tourist destinations.

The centre of Bath (0.5 miles), including many of the main attractions such as Bath Abbey, The Roman Baths and Thermae Bath Spa are within close proximity to Dorian House.

A key attraction is the Thermae Bath Spa, which welcomed over 1 million visitors in 2024. This facility allows guests to experience Britain's only natural thermal waters, just as the Celts and Romans did over two millennia ago.

Tourists are drawn to Bath for its well-preserved Roman remains and its outstanding architectural landmarks, including the Royal

Crescent, The Circus, and Pulteney Bridge. The city is celebrated for its classical Georgian architecture from the 18th century.

Bath attracts approximately six million visitors annually, both domestic and international, and in 2023 contributed 19.5% to the total visitor economy of the West of England.

CONNECTIVITY

Dorian House is situated on the south side of the city centre, approximately 0.5 miles from Bath Spa railway station which offers direct services to London Paddington.

The property benefits from good road connections, connecting to the M4 (11 miles) via the A4 (3 miles) and local roads. The nearest International Airport is Bristol Airport, approximately 18 miles from the hotel.



DORIAN HOUSE

The Victorian hotel was constructed in the 1860's and has received significant investment throughout its current ownership.

The hotel is arranged over four floors and comprises 14 en suite bedrooms, luxury shepherds hut, breakfast room, conservatory and lounge.

Externally, the property provides a garage with potential for conversion (STPP) and onsite parking for 11 cars, three of which spaces benefit from EV charging ports. The business currently rents an additional four car parking spaces locally.

Within the grounds is a 2-bedroom manager's bungalow.

GUEST ACCOMMODATION

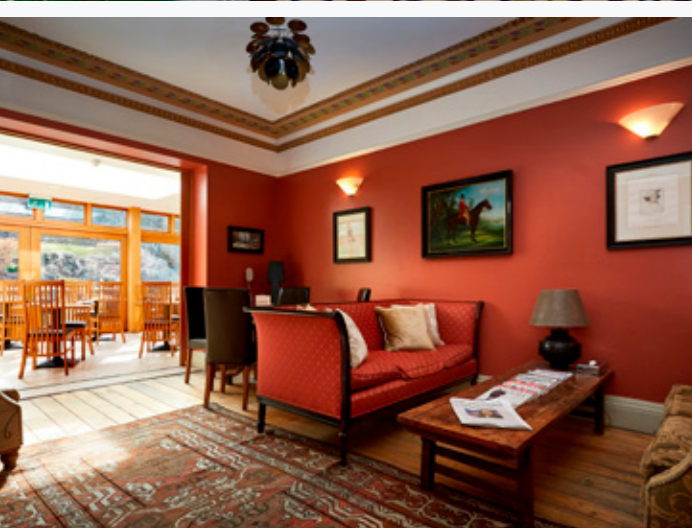
The property currently comprises 14 thoughtfully decorated bedrooms, each featuring a contemporary en suite bathroom. Each bedroom has benefited from significant refurbishment throughout our client's ownership.

The City Hut is a luxury shepherds hut situated within the rear garden providing a self-contained en suite bedroom and kitchenette.

A breakdown of the room categories is provided below:

Room Type	Quantity
City Shepherds Hut	1
Cosy Double	2
Standard Double	2
Standard King	2
Superior Super King	2
Executive Super King	2
Garden View Four Poster	2
City View Four Poster	2
Total	15

There is potential, subject to obtaining the necessary consents to re-develop the existing garage to provide additional guest accommodation.



OWNERS ACCOMMODATION

To the rear of the garden is a self-contained, single story detached bungalow that was constructed in 2010, comprising two double bedrooms, open plan living room/kitchen and bathroom. This is currently occupied by the hotel managers.

THE BUSINESS

The business currently operates with the benefit of a management couple alongside a part time team. This allows a purchaser of the hotel to take a 'hands-off' approach to trading the business.

However, there also lies the opportunity to pursue an 'owner-operator' business model, significantly reducing wage costs and creating a leaner operating model and further increasing the profitability of the existing business, utilising the generous owner's accommodation within the grounds.

The business has generated a strong reputation in the city, ranking #4 of 66 B&Bs in Bath on TripAdvisor with a rating of 4.7. In addition, Dorian House has achieved ratings of 4.8 on Google and 9.1 on booking.com.

Detailed trading information will be provided to bona fide parties upon request.



SERVICES

All mains services.

TENURE

Freehold: title number AV48485.

ENERGY RATINGS

EPC Rating: B46.

TRADE

The business currently trades as a boutique bed and breakfast, run with the benefit of an in-house management team.

The business currently trades through its own dedicated website which can be found at: <https://www.dorianhouse.co.uk/>

TUPE

A purchaser will be required to comply with the relevant legislation in respect of present employees.

VAT

Should the sale of the Property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

FIXTURES AND FITTINGS

Trade inventory will be included in the sale. Stock at valuation on completion.

LOCAL AUTHORITY

Bath & North East Somerset Council
15 High St, Bath BA1 1JG
Tel: 01225 477000

RATEABLE VALUE

£32,000 for the guest house and premises.



GROSS INTERNAL AREA

FLOOR 1: 639 sq. ft, 59 m²

FLOOR 2: 1,963 sq. ft, 182 m²

FLOOR 3: 1,506 sq. ft, 139 m²

FLOOR 4: 1,116 sq. ft, 103 m²

TOTAL: 5,224 sq. ft, 485 m²

Sizes and dimensions are approximate, actual may vary.



Floor One



Floor Two



Floor Three



Floor Four

IMPORTANT NOTICE

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