

BUSINESS & PROPERTY
FOR SALE

Ref: 9131

The Merchant House

10 Strand Street, Poole, Dorset, BH15 1SB



You can depend on us.

Business & Property: £780,000

EPC rating: Not Required / Business rates: Not Applicable

Latest available accounts

Awaiting latest accounts

Boutique Bed and Breakfast - Poole

Independent Businesses For Sale are pleased to bring to the market this freehold bed and breakfast located in Poole.

- ✓ Excellent Trading Position
- ✓ Beautiful Grade II Listed Georgian House
- ✓ Annual Turnover Not Disclosed
- ✓ Owners Accommodation Included
- ✓ Three En-suite Double Rooms
- ✓ Established 2009
- ✓ Retirement Sale
- ✓ Excellent Online Reviews



About

The Merchant House was established in this sought after area of Poole by our client in 2009. The business offers three beautifully presented en-suite rooms fitted with LCD televisions and tea/coffee making facilities. The Merchant House has become very well known in this area and has a strong base of regular customers in place as well as benefitting from a huge amount of passing trade due to this excellent trading position. Our client has ensured the business has an excellent reputation and superb reviews are noted on Google, Facebook and Trip Advisor. The Merchant House has a comprehensive website in place along with accounts on Airbnb, Expedia, Hotels.com and Kayak.

The business is ideally suited to a hands-on owner-operator but due to our client's retirement plans, the business is offered for sale. This presents an excellent opportunity for a new owner-operator or team to take the business to the next level.

Location

The Merchant House occupies a prominent trading position in the centre of Poole, just a short distance from Poole Quay. The area is densely populated both residentially and commercially with neighbouring businesses including independent retailers and large multiples. There are also a number of amenities nearby including 5-6 restaurants serving Michelin style meals, bars and Poole ferry terminal. The area is well linked by the A350 with very strong public transport links and parking is available in the immediate area.

Premises Details

The Merchant House operates from a beautiful grade II listed Georgian house. The business has branding and signage to the right of the entrance. Inside, on the first floor there is a small reception with an open plan kitchen and dining room. Across the first and second floors are three double en-suite bedrooms. There is also an additional spare room on the first floor which is large enough for a small double bed and has a separate walk in shower room and toilet.



Financial Information

The Merchant House has traded solidly since opening and our client has established a strong repeat customer base. The business currently operates with just our client working on a full time basis. Full financial information is available on request. All areas are well equipped and presented beautifully.

Fixtures & Fittings

All fixtures and fittings included

Opening Hours

24/7

Summary

This well established business occupies an enviable trading position in a sought after and busy area of Poole. Our client has secured a strong customer base and exceptional reputation. There is plenty of scope to develop the business further with the introduction of a strong marketing campaign. This proposition would ideally suit an owner operating team who could push the business forward and build upon the solid and impressive trading foundations. Early viewings are strongly advised.







Contact

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