



Guesthouse

43 York Place, Perth, PH2 8EH

HEIDL GUEST HOUSE IS A
HANDSOME, TRADITIONAL
SEMI-DETACHED PROPERTY
LOCATED A SHORT DISTANCE
FROM THE CITY CENTRE.

A thriving business, Heidl offers a turnkey opportunity to take advantage of the potential in local tourism.

There are parking spaces to the front of the property and a large public car park nearby. The reception area is well thought out for convenience to both owners and guests.



8 LETTING BEDROOMS

The 8 letting bedrooms, all with either an en-suite or private bathroom, have been decorated to a high standard and are furnished to facilitate families or friends travelling together.







GUEST LOUNGE & DINING ROOM

One of the eight bedrooms has been converted to a resident lounge, much enjoyed by guests.

The dining room to the front of the property offers 16 covers comfortably.



THE KITCHEN

The kitchen is the engine room of the bed and breakfast business and Heidi will not disappoint with a well-designed working kitchen meeting all standards of hygiene regulations for handwashing etc. There is a well-placed linen room, and the luxury addition of a laundry located to the side of the house, providing additional space for housekeeping equipment.



OWNERS ACCOMMODATION

What sets this business aside from many others is the size and quality of the owners' accommodation. There are three bedrooms and a large lounge/dining room with sliding doors to the little sun-trap deck to the side of the property.





Approximate Dimensions (Taken from the widest point)

Ground Floor

Dining Room	6.20m (20'4") x 5.60m (18'4")
Kitchen	4.79m (15'9") x 3.47m (11'5")
Laundry Room	5.11m (16'9") x 1.52m (5')

Owners Lounge

5.03m (16'6") x 3.97m (13')

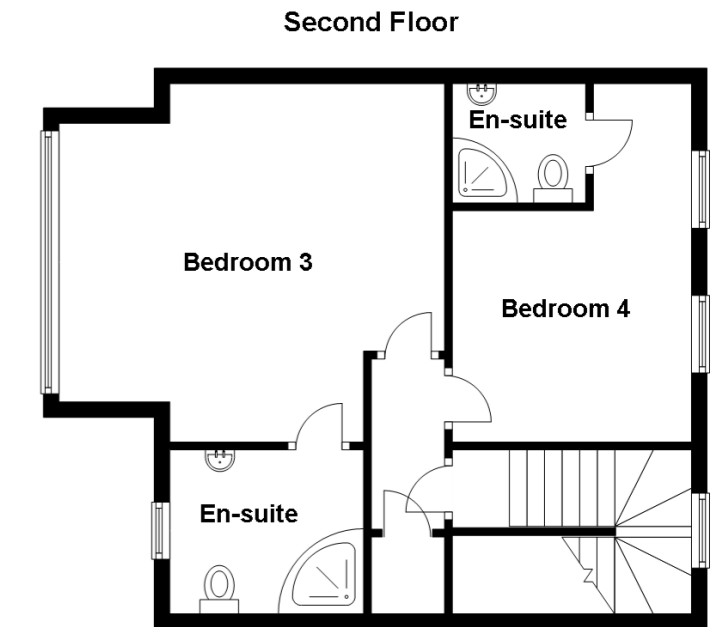
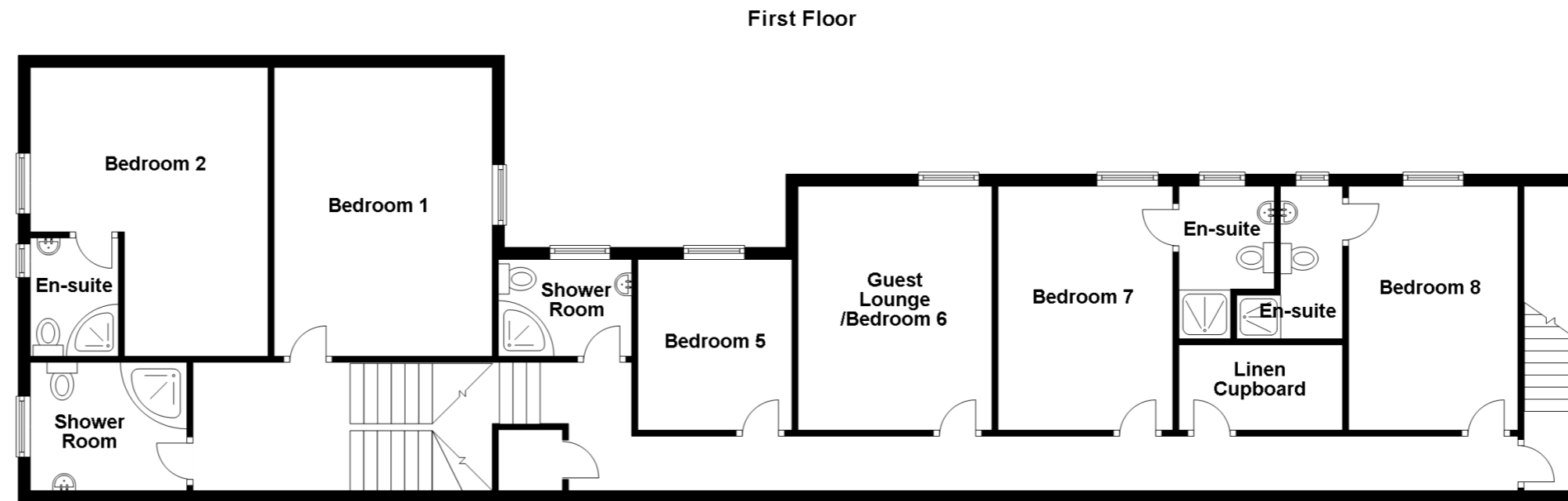
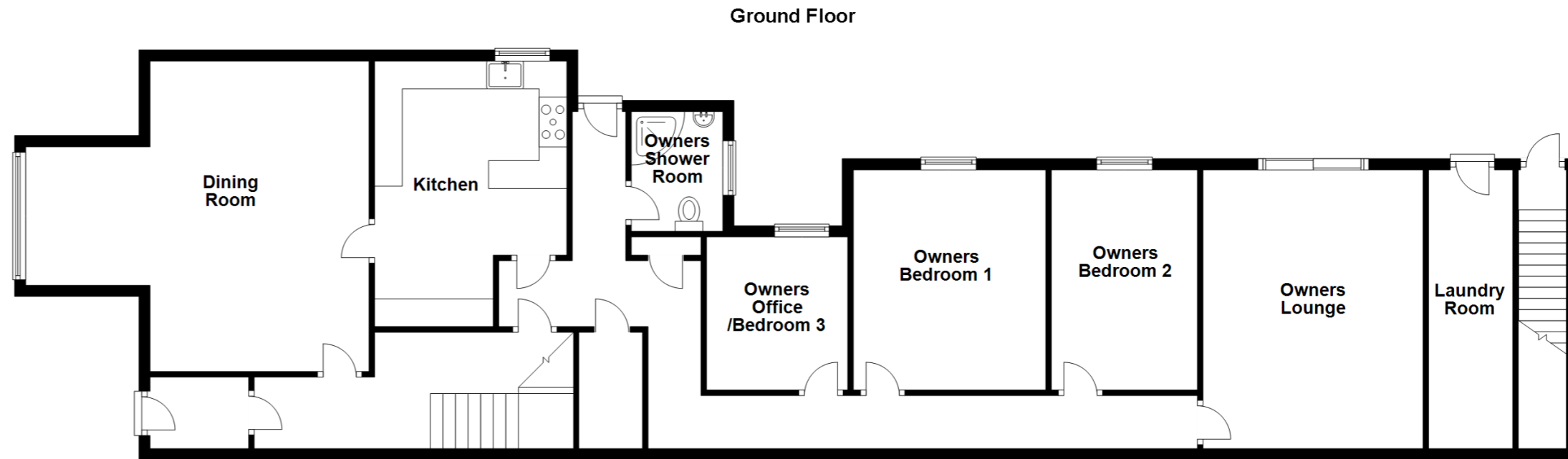
Owners Bedroom 1	3.97m (13') x 3.48m (11'5")
Owners Bedroom 2	3.97m (13') x 2.64m (8'8")
Owners Office/Bedroom 3	2.76m (9'1") x 2.55m (8'4")
Owners Shower Room	2.16m (7'1") x 1.65m (5'5")

First Floor

Bedroom 1	4.83m (15'10") x 3.49m (11'5")
Shower Room	2.59m (8'6") x 2.10m (6'11")
Bedroom 2	4.77m (15'8") x 3.97m (13')
En-suite	1.95m (6'5") x 1.46m (4'9")
Bedroom 5	2.82m (9'3") x 2.55m (8'4")
Shower Room	2.21m (7'3") x 1.60m (5'3")
Guest Lounge/Bedroom 6	4.04m (13'3") x 3.12m (10'3")
Bedroom 7	4.04m (13'3") x 2.89m (9'6")
En-suite	2.52m (8'3") x 1.58m (5'2")
Bedroom 8	4.03m (13'3") x 2.80m (9'2")
En-suite	2.52m (8'3") x 1.75m (5'9")
Linen Cupboard	2.80m (9'2") x 1.32m (4'4")

Second Floor

Bedroom 3	4.98m (16'4") x 4.63m (15'2")
En-suite	2.50m (8'2") x 2.24m (7'4")
Bedroom 4	4.63m (15'2") x 3.09m (10'2")
En-suite	1.72m (5'8") x 1.54m (5'1")



ADDITIONAL INFORMATION

The property is compliant with fire measures and this is a superb opportunity for a turnkey business with bookings already in place for next year. Our clients have deliberately not been running at full capacity owing to other commitments, suggesting a potential to further develop the trading opportunity.

Our clients are selling to pursue other business interests. Accounts can be made available to prospective buyers once the business has been viewed. Potentially, we can offer an introduction to commercial lenders if required, please ask for details.

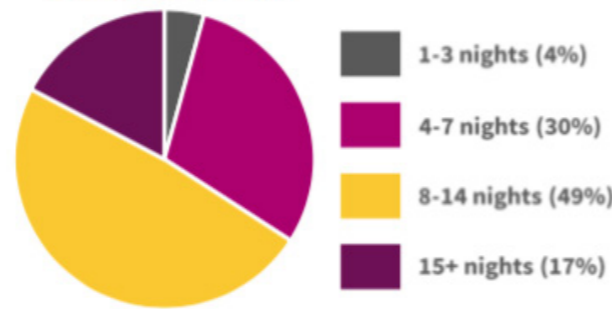
According to Visit Scotland figures produced for 2019, Perth welcomed 830,000 overnight visits, 5.5 million day visits 2.7 million people buying overnight stays, and a whopping £394 million spend in the city.

International Tourism Performance, 2019 and 2017-19 Annual Average Figures

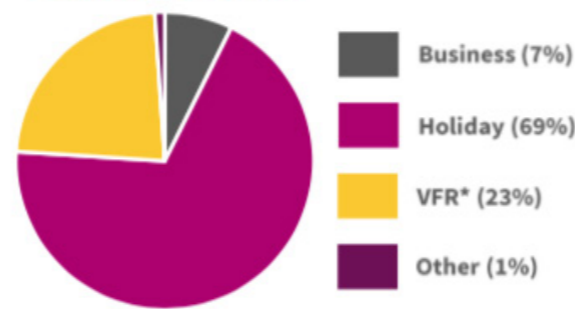
Indicators	Scotland		Perth & Kinross			
	Key Facts in 2019	% Change 2018/19	Key Facts in 2019	% Change 2018/19*	2017-19 Annual Average	% Change 2016-18/2017-19
Visits (000s)	3,460	-7%	147	+65%	136	+5%
Spend (£M)	2,538	+7%	71	+160%	59	+25%
Nights (000s)	27,385	+8%	948	+243%	588	+45%
Average length of stay	7.9 nights	+16%	6.4 nights	+108%	4.3 nights	+38%
Average spend per day	£93	0%	£75	-24%	£100	-14%
Average spend per visit	£734	+15%	£486	+58%	£434	+19%

Source: IPS, 2019. *Percent change should be treated with caution due to low sample sizes for 2018 data.

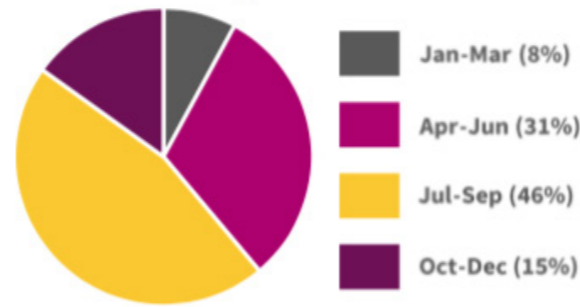
Duration of Stay



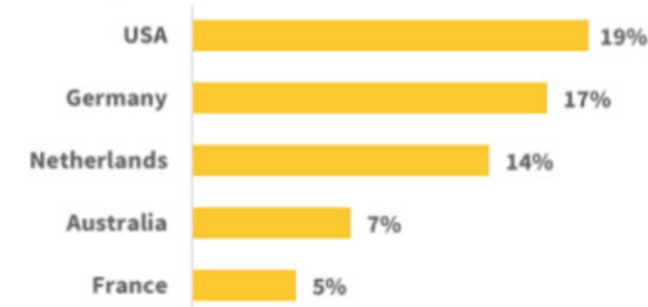
Purpose of Travel



Seasonality



Top 5 Overseas Markets



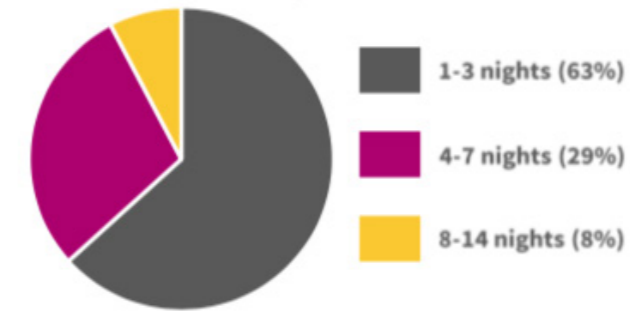
Source: IPS. All charts are based on 3-year average data (2017-2019). *VFR = Visiting friends or relatives.

Domestic Overnight Tourism Performance, 2019

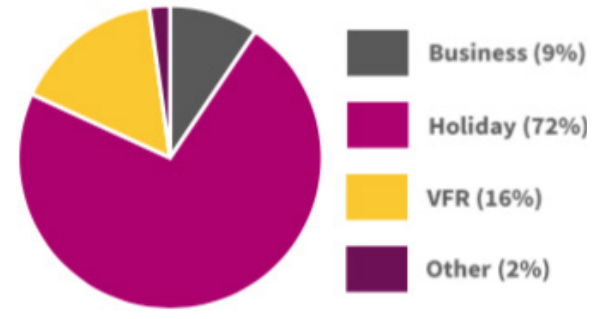
Indicators	Scotland		Perth & Kinross			
	Key Facts in 2019	% Change 2018/19	Key Facts in 2019	% Change 2018/19	2017-19 Annual Average	% Change 2016-18/2017-19
Visits (000s)	13,810	+17%	722	+3%	694	+4%
Spend (£M)	3,200	+16%	171	+1%	158	+14%
Nights (000s)	46,413	+15%	2,122	-7%	2,116	+6%
Average length of stay	3.4 nights	-2%	2.9 nights	-10%	3 nights	+2%
Average spend per day	£69	+1%	£81	+8%	£75	+8%
Average spend per visit	£232	-1%	£237	-3%	£227	+10%

Source: GBTS, 2019.

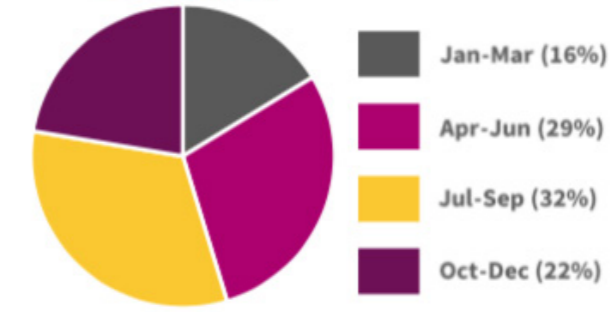
Duration of Stay



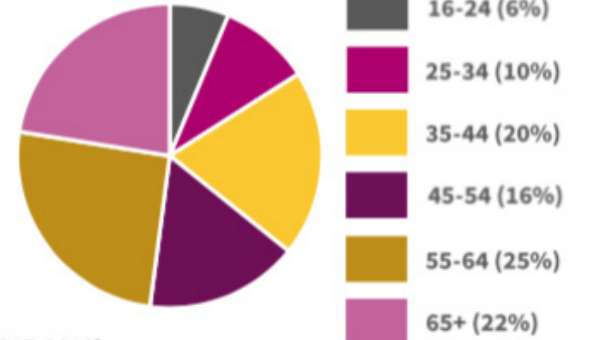
Purpose of Travel



Seasonality



Visitors' Age



Source: IPS. All charts are based on 3-year average data (2017-2019). Figures may not sum up due to rounding.

HEIDL GUEST HOUSE IS LOCATED WITHIN WALKING DISTANCE OF THE VIBRANT CITY OF PERTH.

Perth offers a comprehensive range of shops, bars and restaurants as well as art galleries, theatre, concert hall, and cinema.

Leisure facilities include a swimming pool, ice rink and sports centres. For those who enjoy outdoor pursuits, the rivers, hills and lochs of the highlands are easily accessible and ideal for a variety of outdoor activities. This results in a good repeat business clientele.





There are excellent road and rail links from Perth to Edinburgh, Glasgow, Dundee, Aberdeen and Inverness. The train station is a short walk away for guests arriving by train. Edinburgh Airport is about 35 miles away. In terms of education, there are popular primary schools within the catchment area of the property along with a choice of secondary schooling. Local private schools include Glenalmond College, Craigclowan, Kilgraston, Strathallan, Ardvreck and Morrisons Academy, this too brings in regular guests visiting the schools.

Perth City Centre, situated in the heart of Scotland, is a consistent winner of the Beautiful Britain award. It is home to a community of eclectic retailers, atmospheric eateries, and a bustling shopping centre that pulls in the tourist and York Place is one of the main gateways to Perth City centre and as such ideally suited for passing trade for bed and breakfast accommodation.



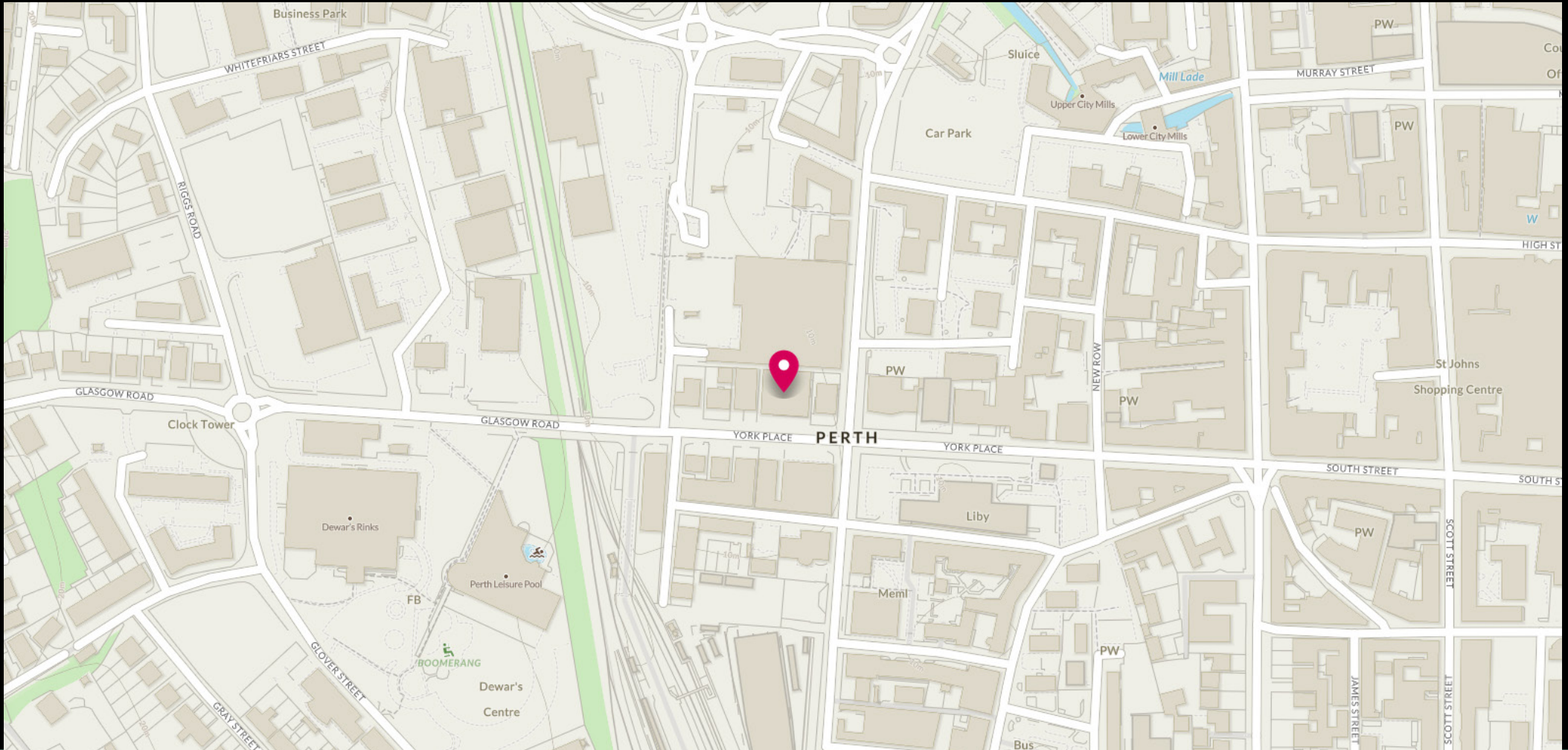


Image credit: <https://www.orthancsurvey.co.uk/comaps/>

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01738 500 655
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
JAYNE SMITH
 Surveyor



Layout graphics and design
ALLY CLARK
 Designer