



FOR SALE

FIELDWAYS HOTEL & HEALTH CLUB
HILPERTON ROAD, TROWBRIDGE, BA14 7JP

Offers over
£1,200,000 – Freehold

SUMMARY

- Grade II listed Edwardian Mansion
- 13 en suite letting rooms
- Health Club
- Bar, restaurant & function facilities
- Net sales in excess of £369,000 pa.

INTRODUCTION

Owned by our clients since July 1991, Fieldways Hotel & Health Club is a much extended Grade II listed Edwardian mansion on the outskirts of Trowbridge in Wiltshire. The hotel is family run and works towards a two star rated offering.

There are currently 13 letting rooms, bar, dining, function rooms & a range of health club facilities.

LOCATION

Trowbridge is the county town of Wiltshire and is located on the river Biss 8 miles south east of Bath, from which it is separated by the Mendip Hills, which rise 3 miles to the west. The town is also 38 miles south of Gloucester and 20 miles south east of Bristol. The area of Trowbridge has an approximate population just in excess of 33,000.

The town developed around the woollen cloth industry and was latterly famous for brewing with Ushers of Trowbridge being based in the town until 2000. The largest local employers are now frozen food production company Apetito and Wiltshire Council.



THE PROPERTY

Fieldways, which was originally constructed as a gentleman's residence, retains many period features befitting of its grade II listed status. Our clients have substantially extended the property over their tenure to add function facilities, gym, spa & swimming pool. Our client now considers that the hotel and its facilities need updating once again but rather than embark on another refurbishment they have decided to retire.

GROUND FLOOR

PUBLIC AREAS:

Entrance hallway and reception. Wood panelled breakfast room with excellent outlook over the grounds, this room was originally a gentleman's study (15 covers). Wood panelled dining room with high ceiling (40 covers).

LOWER GROUND FLOOR:

Former public bar, ample seating for circa 30, bar servery, ladies & gentlemen's WC's.

SERVICE AREAS:

Fully equipped commercial catering kitchen.

LETTING ACCOMMODATION:

There are 13 en suite letting rooms at first floor. There is no lift.

HEALTH CLUB:

The current health club was constructed by our client as a ground floor extension and comprises, gym, swimming pool, steam room & sauna. As well as storage & office space.

OUTSIDE

The properties grounds, which are a considerable feature of the property extend to approximately 1.5 acres (not measured).



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BUSINESS:

Our clients certified profit and loss accounts to the year ended 31st December 2016 show total net revenue of £369,204. A gross profit of £282,975 was shown equating to a gross profit percentage of 76.6%. A profit before tax of £19,309 was shown.

Further accounting information will be made available after a formal viewing, with the vendor's permission.

A website is operated for the promotion of the business:
www.fieldways-health-hotel.co.uk

LICENSE:

We are informed a premises license is held.

SERVICES:

We are informed that all mains services are connected.

PRICE:

Offers over £1,200,000 are sought for the freehold property complete with goodwill and trade contents (subject to inventory), but excluding personal items. Stock at valuation in addition.

FINANCE:

Colliers International is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

TO VIEW:

All appointments to view MUST be made through the vendors' agents who are acting with sole selling rights.

DIRECTIONS:

The property is located on the A361 approximately 1km from the centre of Trowbridge and is accessed via a



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FURTHER INFORMATION

For further information or to arrange an inspection of the property, please contact:



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