



3 High Quality Holiday Apartments

Moffat, Dumfries & Galloway, DG10 9DT Ref. 2785

This is a rare opportunity to acquire an established holiday letting business comprising three adjacent easily managed apartments in the popular tourist town of Moffat.

With excellent reviews and recommendations these apartments generate a growing annual income of currently around £50,000.

Designed and converted to a high specification for holiday lets these units are all fully equipped and furnished to a high standard.

Low overheads and easy turnarounds result in excellent profit margins.

One 3 bedroom and 2 two bedroom apartments, fully furnished and equipped plus all advance bookings for sale at offers over £425,000.

VIEWING IS HIGHLY RECOMMENDED

However is strictly by appointment through The Business Sales Agency.
No approach may be made directly to the property nor should enquiries be made of any staff at the premises.

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The Business Sales Agency, 38 Queen Street, Glasgow, G1 3DX

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This is an excellent investment opportunity with the added benefit of availability for use by friends and family when desired.

These three modern holiday apartments have been specifically designed, fitted and furnished for letting.

They have been successfully let through www.cottages.com and have received a "Customers Choice" award reflecting their high standard and the appreciation from those staying in the properties.

The 2 bedroom properties achieve around £500 net per 3 day weekend and the same for a 4 night Monday to Friday let. The 3 bedroom unit achieves around £600 - £650 net per 3 day weekend and the same for a 4 night Monday to Friday let.

Occupancy levels are rising year on year and the current year's income will be around £50,000. The units have the potential to generate income of £80,000 - £100,000 per year.

There are significant advance bookings that will be transferred to any buyer.

The current owners make significant use of the properties themselves and for their family so there is ample scope to increase occupancy levels.

The properties also sometimes have longer term lets to tradesmen and contractors working in the area. This is particularly beneficial outside the main tourist season.

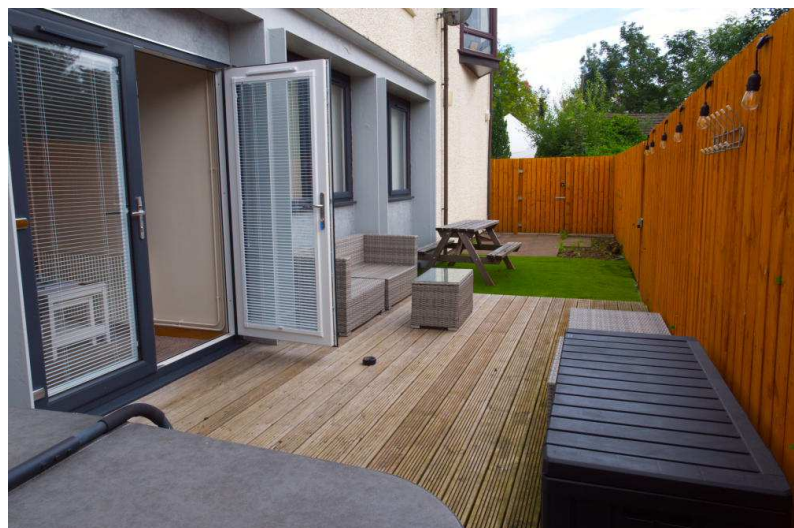
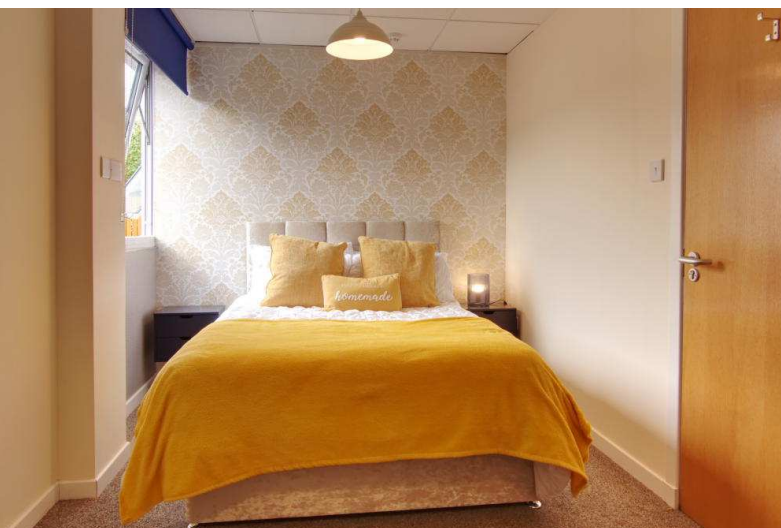
Overhead expenses are low as income is received net of commission from cottages.com and the only recurring expenses are gas, electricity and council tax.

The current owners service the apartments themselves at changeover time. They operate a minimum 3 night stay at weekends and 4 night stay during the week so changeover work is limited.

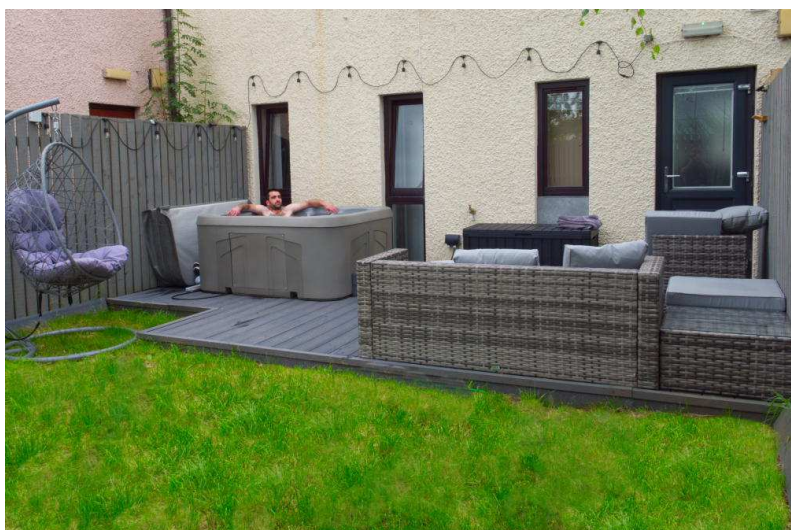
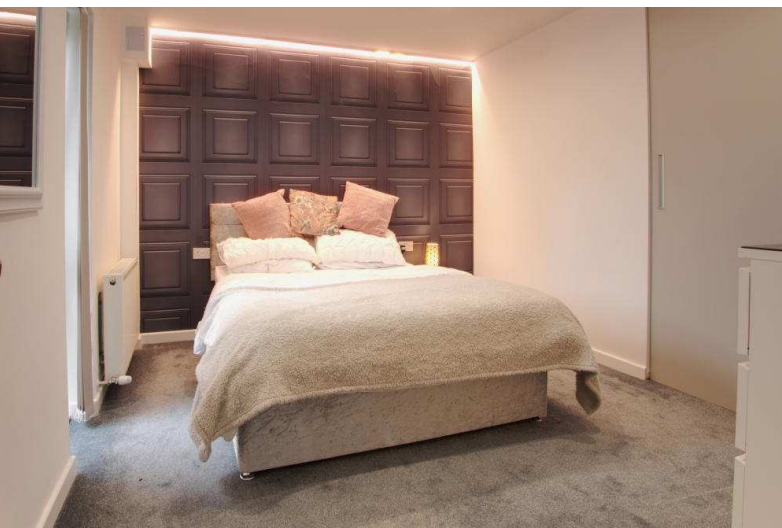
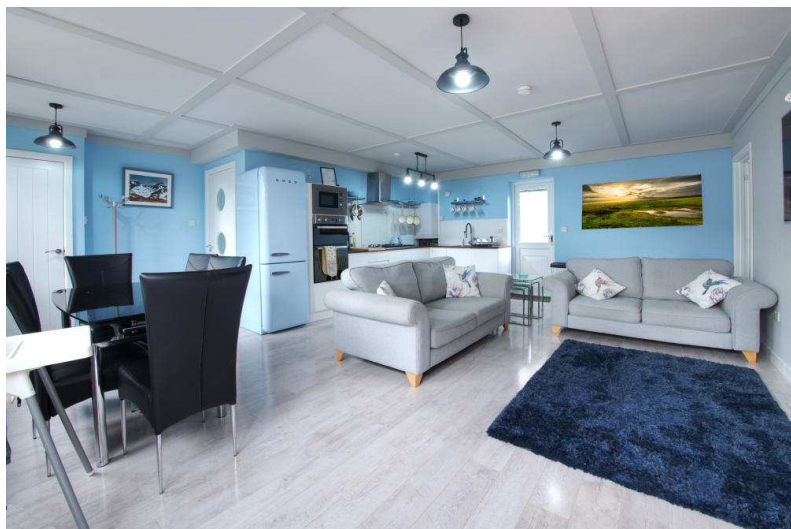
Ideally suited to an investor looking to manage the properties themselves or those who want to employ a cleaner and run the business more remotely.

Agents Notes: These particulars are for the general guidance of interested purchasers and do not form part of any offer or contract. All descriptions and any other details are given without responsibility on the part of The Business Sales Agency or their vendor client and any intending purchasers should not rely on them as statements or representations of fact. All intending purchasers should satisfy themselves to the correctness of all/any statements contained herein prior to making an offer by inspection or otherwise. Neither The Business Sales Agency nor their employees make or give any warranty whatsoever in relation to the business and/or property described herein.





Apartment 1 (No. 1): Spacious 2 bedroom unit with open plan lounge, dining room and kitchen. Shower room. Private rear garden with hot tub. Ample parking immediately outside the front of the property. This unit has be let out for over a year and receives excellent reviews and high levels of occupancy.



Apartment 2 (No. 3): The largest of the three apartments. Particularly spacious 3 bedroom unit with large open plan lounge, dining room and kitchen. Bathroom with shower. Private rear garden with hot tub and outdoor seating. Ample parking immediately outside the front of the property. This unit has been let out for over a year and receives excellent reviews and high levels of occupancy.



Apartment 3 (No. 7): Spacious 2 bedroom unit with open plan lounge, dining room and kitchen. Shower room. Private rear garden with hot tub. Ample parking immediately outside the front of the property.
This unit also has a single garage which has proven attractive to touring motorcyclists and those with bicycles.