

Bed & Breakfast Business for Sale Thames



FHGC Bed & Breakfast Coromandel Peninsula. Cotswold Cottage has an olde world charm that's elevated with river views.

Cotswold Cottage is a freehold going concern is beautifully presented and totally relaxing, including a spa and BBQ area that guests love. All part of the reason guests give it a 9.7/10 for excellence.

Thames is the gateway to the Coromandel Peninsula, which makes it an ideal base for day trips around the Peninsula, and about an hour and a half from Auckland International airport.

Some have described this as a "lifestyle property" that may suit someone/couple looking to supplement their income with some tax advantages, ability to work from home with flexible hours, or one works part time in the business whilst the other goes out to work.

Since purchasing this 11 years ago, the vendors have loved their time here, however it's now time to retire.

Trip Advisor has rated this Number 1 for the entire time the vendors have owned it - a new owner will be taking over a very good business.

Unlike many B & Bs, the 3 guest rooms aren't in the owners home but rather a separate wing, so the only time they need to come into the main house is for breakfast.

Whilst a boutique B & B, their marketing and websites are linked to international accommodation travel agents and use a program designed for ease of use by agents and guests.

Post Covid occupancy has been steadily increasing and is now back to pre-covid levels with good forward bookings for 2024. Since Covid, a number of accommodation businesses have closed and with State Highway 25A open again, tourism on the Coromandel is booming.

Included is the owners 2 bedroom completely restored 100 year old villa including new kitchen (commercial quality) and large separate garage on a 3156 sq. m. section more or less. When extra family wish to stay, don't take bookings for that period and you have a 5 bedroom home each with their own ensuite.

Asking \$1,275,000 plus GST if any.

Council's new CV is \$1,400,000.

For an information memorandum, firstly a confidentiality agreement needs to be completed that's available from:

Location: **Coromandel**
Asking: **\$1,275,000**
Accommodation-
Type: **Other /**
Tourism/Leisure

Contact:

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