



Leisure
Property
Services
Limited



HOTEL PARTNERS
AFRICA

ON TOP OF AFRICA

Lifestyle Hotels

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The dream of running your own hotel is ever popular because it offers complete control over your life, in a world that is seemingly placing new restraints on people every day. It offers the chance to:

- Be your own boss, and choosing what to do, and when.
- Have no commute to work; instead, living at your workplace.
- No office politics, just working with people you choose, in a work environment that you dictate.
- Working for yourself, so all income and capital gain directly benefits you; no more working hard to makes others rich.
- Live in an idyllic location of your choosing.
- Live an attractive, financially advantageous, lifestyle.



Of course, to make the dream a reality there are considerations that need to be addressed, if you are to start living your best life.

Once you have answered these questions you will be better placed to find the perfect property to meet your needs.

- What type of property do you want? A small B&B, a safari lodge in the remote parts of Africa, a beach boutique hotel?
- What are your goals? Are you after a quiet life, to earn significant income, to grow a business to sell in the future, or a combination of goals?
- What are your strengths and weaknesses as a businessperson? Some people are great with customers, other thrive behind the scenes. You can't do everything well.
- What support will you have?

Once you know what you are after, all that remains is to find the ideal property and come to agreement to take control of the property.



- What makes a great location? Are you after a beach location or a mountain retreat? Each location will attract different types of customers. Would you prefer to cater to businesspeople, hikers, families, artists, backpackers?
- What makes a great property? How big should it be? What facilities should it have? What quality is it? How much will you be able to charge customers? How suitable is the owner's accommodation?
- What should you pay – how do you know the price is fair?



This is actually a complicated question, as the value of a hotel is based on many factors including how much money it can earn from the owner, whether it is leasehold or freehold, what condition it is in, and what competition there is locally. You really will need the services of an experienced hotel valuer to ensure you don't overpay.

How do you find your dream property? There are many different ways to find your ideal property:

- Search the property press for available businesses.
- Look through internet listings.
- Approach specialist property agents.
- Approach a specialist agent to undertake a property search for you.
- Find a suitable property and approach the owner direct.



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At **Leisure Property Services** and **Hotel Partners Africa** we would be delighted to help you realise your goals. We have a number of lifestyle hotels available for sale, including properties in Greece, The Gambia, Kenya, Georgia and Austria, but we also are constantly in contact with owners who are considering selling.

Please contact us to discuss your dreams at:

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