



Channel House Hotel

Church Path, Minehead, Somerset



Channel House Hotel, Church Path, Minehead, Somerset, TA24 5QG

Established and profitable hotel business with sea views.

- Located in an elevated position above the town of Minehead, home to the West Somerset Steam Railway.
- 8 en suite bedrooms rated by AA as 3* Small Hotel.
- Bar and restaurant with 16 covers along with a guest sitting room.
- One bedroom owner's accommodation with potential to convert the lower ground floor into a self-contained apartment with garden access if required.
- Planning permission to build a detached 2 bedroomed holiday letting unit within the grounds.
- Look-out patio at the top of the property with panoramic sea views.
- Car park to front with space for 8/10 vehicles.
- Landscaped gardens with mature trees with sea views.
- Gross turnover of £154,360 year ending December 2016 with a net profit of £89,586.
- Sale due to retirement.
- Website www.channelhouse.co.uk.

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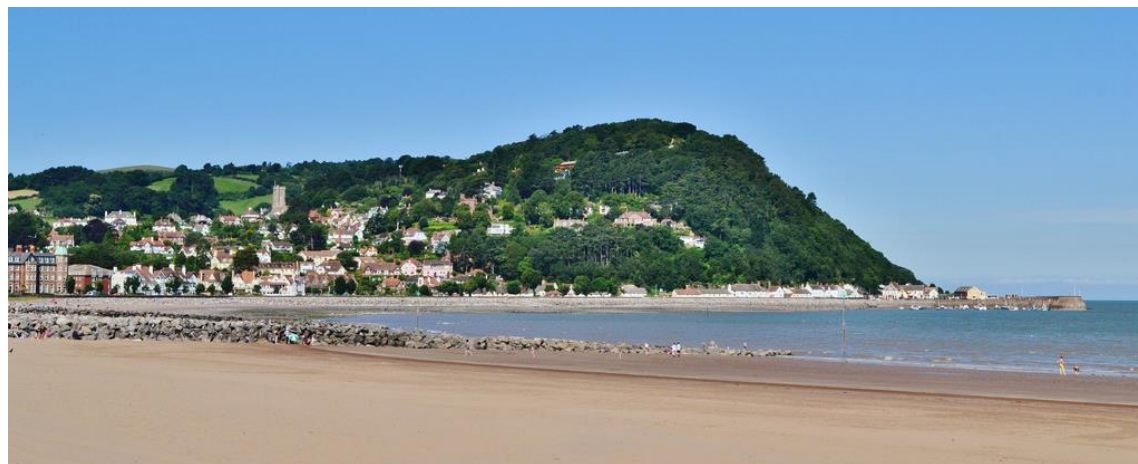


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Location

Channel House Hotel is located at the foot of North Hill in an elevated position with views over the sea and town. Minehead is home to the West Somerset Steam Railway which is a popular tourist attraction within West Somerset and is an ideal base to explore Exmoor National Park with its high open moorland, such as Dunkery Beacon and its dramatic sea cliffs near Lynmouth along with the West Somerset coastline including the picturesque former fishing village of Porlock Weir and the harbour town of Watchet.



Dunster, 2½ miles away, is a popular tourist attraction which is a picturesque medieval village with its own original yarn market and National Trust castle.



Minehead is known as the gateway to Exmoor and offers a full range of amenities and facilities including secondary schools and supermarkets. The county town of Taunton is 25 miles away to the south east and gives direct access onto Junction 25 of the M5 motorway and has a mainline railway station with service to London Paddington.

The Business

The current owners have owned the property since 2006 and have built up an established and profitable business with high levels of repeat business of between 60-65% and have a season from March to October being closed at Christmas and the New Year.



The gross turnover for the business year ending 31 December 2016 was £154,360 with a net profit of £89,586.

The business has flat rate VAT and is rated by Trip Adviser as 5*.

The property is for sale due to retirement and the hoteliers promote their business via their own website, internet advertising and the South West Tourism website along with media advertising in the WI magazine as well as the CSMA magazine Boundless.

Minehead has a big draw due to being home to the West Somerset Steam Railway and is also the start of the South West Coastal path which is within walking distance via a footpath of the property.

The Hotel has key pad entry for guests.

The tariff for the 2017 season is £105 per night for Dinner and Bed & Breakfast reducing for the length of the stay.

All of the letting bedrooms have tea and coffee making facilities, flat screen TVs and white bathroom suites. The letting rooms have central heating.

The hotel has a premises licence reference WSDC/LN/000001342 to serve alcohol and has business rates with a rateable value of £9,000 meaning that currently there are no business rates to pay in 2017 under the 2017 re-rating. The business does not take any pets and is adult only. Trading information can be provided to bona fide purchasers.

Channel House Hotel



Ground floor:-

Entrance porch 1.76m x 1.30m (7'8 x 4'2) windows to side overlooking gardens. Ceramic tiled floor. Glazed door into:-

Hall Reception desk/office. Wooden painted staircase to first floor accommodation with polished balustrade. Wooden painted doors to rooms. Opening through into:-



Bar 4.11m x 3.64m (13'5 x 11'11) wooden bar servery with bottle chiller, stainless steel double bowl sink unit. Range of tables and chairs. Walk-in bay window to side overlooking gardens, sea and beach.



Sitting room 5.45m x 4.56m (17'10 x 14'11) accessed from hall. Dual aspect with walk-in bay window to rear and window to side overlooking gardens, sea and beach. Leather sofas and chairs. Wooden fireplace with electric fire. Coved ceiling. Dado rail.



Private Bedroom 4.12m x 4.17m (13'10" x 13'7") window to side.

En suite bathroom with a matching suite of low level WC, wall mounted wash hand basin and panelled bath with electric shower over. Frosted window to side. Spot lights. Extractor fan.

Inner hall Range of cupboards with electric meters, door and staircase to lower ground floor. Stairs to first floor accommodation and stairs into pantry. Door into private bedroom.

Pantry 4.14m x 1.82m (13'6" x 5'11") non-slip floor. Window to rear. Range of shelving and wine racks. Fridge and freezer.

Kitchen 9.29m max x 5.10m max (30'5" max x 16'8" max) L-shaped kitchen with non-slip flooring. Fridges. Boilers. Range of wall and base cupboards. Stainless steel warming cupboard.

Gas stainless steel commercial cooker with 8 burners, 2 ovens and 2 grills. Wall mounted wash hand basin. Extractor fans. Stainless steel dishwasher. Stainless steel 1½ bowl sink unit and further stainless steel single drainer sink unit. Frosted window. Window to rear overlooking gardens and sea.



Dining room 5.42m x 4.54m (17'8" x 14'8") accessed from hall. Window to side overlooking gardens. Range of tables and chairs. Dado rail. Coved ceiling. Window to front overlooking driveway.



Utility room 4.36m x 1.62m (13'4" x 5'4") accessed from kitchen. Two automatic washing machines and two vented tumble driers. Frosted glazed door to outside.

Lower Ground Floor:-

Hall 2.72m x 1.65m (8'11" x 5'5") window to side.

Shower room white suite of wall mounted wash hand basin, close coupled WC and shower tray with electric shower.

Store 2.67m x 1.12m (8'8" x 3'7") former window opening into hall.

Reception/office 3.71m x 1.39m (12'1" x 4'6") reception desk. Card machine. Range of shelving and safe. Door into:-

Bedroom 1 3.94m x 2.59m (13'11 x 8'4) accessed from hall. Window to rear overlooking gardens.

Bedroom 2 4.10m x 2.53m (13'5 x 8'2) accessed from hall. Window to side overlooking gardens.

(Potential to convert the lower ground floor into a self-contained apartment with its own private entrance form the garden if required).

First floor:-

Landing window to side and rear.

Bedroom 1 (twin) 4.22m x 3.72m (13'10 x 12'2) window to front and side with panoramic views over the sea and town. Hallway with built in wardrobes.



En suite shower room with white suite of close coupled WC, pedestal wash hand basin and glass curved shower cubicle. Window to side overlooking gardens.

Inner landing with built in airing cupboard used as a linen store with door to cloakroom with a white suite of close coupled WC and pedestal wash hand basin and window to rear overlooking gardens.

Bedroom 2 (Double) 4.14m x 3.42m (13'6 x 11'2) window to side with views over the sea and town. Hallway with built in wardrobes.



En suite bathroom with a white suite of close coupled WC, pedestal wash hand basin and panelled bath with shower over. Window to side with views over the sea and town.



Bedroom 3 (Double) 4.57m x 3.35 (14'11 x 10'11) dual aspect window to front with views over the sea and the town. Window to front overlooking the driveway and gardens. Coved ceilings.



Hallway with built in cupboard. **En suite bathroom** with a white suite of close coupled WC, pedestal wash hand basin and panelled bath with shower over. Frosted window to front.

Bedroom 4 (Twin) 4.19m x 3.53m (13'8 x 11'6) window to front overlooking gardens.

En suite bathroom with a white suite of close coupled WC, pedestal wash hand basin and panelled bath with shower over. Frosted window to front.





Bedroom 5 (Twin) 3.95m x 3.55m (12'11 x 11'7) window to rear with sea views overlooking the gardens. Dressing area with built in wardrobe. **En suite bathroom** with a white site of close coupled WC, pedestal wash hand basin and panelled bath with shower over. Frosted window to side.

Second floor:-

Landing walk-in cupboard used for housekeeping. Access to roof void. Window to rear with views over the sea and gardens.



Bedroom 6 (Double) 4.05m x 3.53m (13'2 x 11'6) window to front overlooking gardens. Limited eave height in part. **En suite bathroom** with low level WC, pedestal wash hand basin and panelled bath with shower over. Frosted window to side.

Bedroom 7 (Twin) 4.94m x 4.58m (16'2 x 15'0) window to side with panoramic views over the town and to the sea. Limited eave height in part.



En suite bathroom with white suite of low level WC, pedestal wash hand basin and panelled bath with shower over. Frosted window to front.



Bedroom 8 (Double) 4.35m x 3.47m (14'2 x 11'4) Hall with wardrobe. Window to side with views over the town. Limited eave height in part.

En suite bathroom with white suite of close coupled WC, pedestal wash hand basin and circular shower cubicle. Roll top bath with ball and claw feet.



Outside

Side gardens are laid to lawn with a range of shrubs and trees. Gravel **car park** to front with parking for 8/10 vehicles.

Outlook patio at the top of the site with panoramic sea views over the coastline and Minehead bay. **Garden store** and timber **garden shed**. Paths leading through to gardens with flower and shrub borders and mature Scots pine trees.

There is **planning permission** by West Somerset District Council to erect a detached 2 bedroomed holiday cottage within the garden. (*Planning reference 3/21/16/045*).



Tenure

Freehold.

Method of sale

The property is offered by private treaty with a trade inventory to include furnishings, equipment and fixtures and fittings within the property in relation to the business excluding any personal items.

Level lawn area in front of the bar and dining room with seating for guests. *(Potential to add a French door to the bar and restaurant to make this lawned area more accessible for guests).*



Viewing

Strictly by appointment with agents Humberts. For further information contact Stephen Richards on (01823) 331234.

File No C6896.



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