



BLUEWATER BUILDING

143-147 KINGSTON ROAD | PORTSMOUTH | PO2 7EB

www.fryandkent.com



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Freehold

£5,500,000

In Brief

- Award Winning 60 Bedroom Nursing Home
- Built and Maintained to Incredible Standard
- All Bedrooms with En-Suite Shower Rooms
- Three Bathrooms with Gainsborough Lifts
- Cinema, Hair Salon, Themed Train & Plane Section
- Fully Equipped Kitchen with 'Rational' Oven
- Two Lifts One of which 13 Person Fire Evacuation
- Communal Dining Room : Lounge : Conservatory
- Extensive 200 plus Sprinkler System







The Property & History

We are delighted to offer for sale this quite simply incredible one of a kind building most recently used as a nursing home. Built to an exacting standard, this property would suit use as a hostel/hotel as much as it would a nursing home which was in operation until mid 2023. Fully equipped and ready to go with bespoke furniture and eclectic furnishings, this outstanding property presents a great investment and rare business opportunity. The building has enjoyed several uses over the years being originally built as the Odd Fellows meeting rooms, a popular entertainment venue playing host to bands such as The Beatles before becoming the Hornpipe Theatre which lasted until the early nineties when it was reborn as the Regal Palace with acts like Boy George, Rod Stewart and Pete Tong packing the club. Following its closure, it was redeveloped to an exceptional standard into the current 60 Bedroom nursing home configuration with the addition of two stories. As an indication of the level of detail applied to the development, the property benefits from extensive insulation, low running costs and has just achieved a Grade B for its Energy Performance Rating.



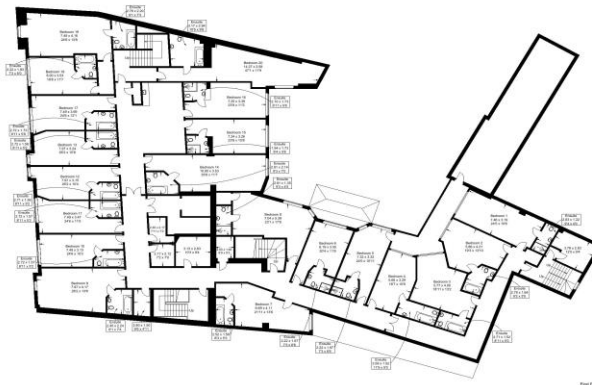
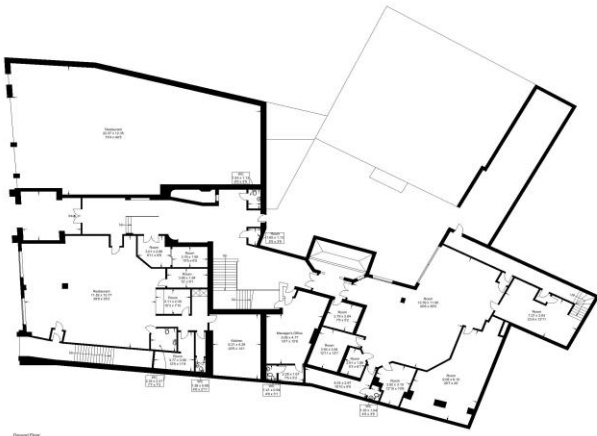


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Bluewater Care Home, Kingston Road, Portsmouth



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The services or appliances, plumbing, heating or electric installations have not been tested by the selling agent so we are unable to confirm that they are in working order. Whilst we endeavour to make our sales details accurate and reliable, they should not be relied upon as statements or representations of fact, and do not constitute any part of an offer contract. The seller does not make or give, nor do we or our employees have the authority to make or give, any representation or warranty in relation to the property.