



Eype's Mouth Country Hotel

Ref: 3440484

Eype, Dorset, DT6 6AL

Freehold: £1,250,000

Exceptional Coastal Views

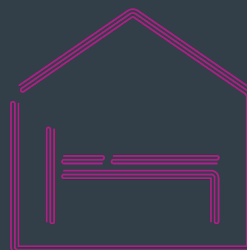
Accessible location close to tourism hotspots

17 well appointed ensuite bedrooms

110 Cover restaurant. Two bars. Guest Lounge

Terrace with seating for 50+ Large Car Park

Three bedroom owners accommodation. Energy Rating D



Description

Eyepes Mouth Country Hotel is a substantial detached property sited in an imposing position overlooking the Channel and Eyep Beach. The well appointed accommodation is arranged over three floors and features excellent guest facilities including 17 en suite bedrooms, four principle internal trade areas and a large external terrace for alfresco dining and beverages. The hotel is ideally suited to an owner operator as it benefits from a spacious three bedroom owners accommodation with private garden. The hotel is well presented throughout thanks largely to the owner's continued program of improvements and renovations

Our client's purchased Eyepes Mouth Country Hotel in January 2004 and over the years have created a successful destination hotel business known for it's friendly welcome, good food and popular events. The hotel benefits from strong levels of repeat trade from its leisure customers who keep coming back year on year, as well as an increasing number of mid week corporate business guests. Our clients have taken the difficult decision to sell due to retirement.

The hotel presents a fantastic opportunity for a new owner to take over a well established and successful business that still has room to further grow.



Location

Overlooking Lyme Bay and the beautiful coastal path, Eyepes Mouth Country Hotel is located in the charming village of Eyep on the doorstep of a World Heritage site - The Jurassic Coast. The market town of Bridport is within two miles and the quaint harbour of Lyme Regis and West Bay are also easily accessible and the County town of Dorchester is located 16 miles to the East via the A35 coastal road.

Internal Details

Ground floor entrance hall and reception area providing access to:

- Coastal Lounge - Far reaching views, seating for 32 guests and access to the sun terrace.
- Admirals Bar - bar servery, seating for 30 guests although this rooms can accommodate 60 guests.
- Sea View Restaurant/Function room - Far reaching views, bar servery and seating for 110 guests.
- Lower ground floor Smugglers Bar - A traditional old world cellar bar which provides seating for 72 guests.

The property also benefits from ample ancillary areas.

Letting Accommodation

There are 17 en suite bedrooms arranged over the first floor briefly comprising:

- 12 double/Twin bedrooms
- One Family bedroom
- Four Single bedrooms (three have double beds).



Owner's Accommodation

Ground floor apartment with private garden and separate external access. The accommodation comprises three bedrooms including one ensuite, lounge / kitchenette and shower room.

Staff accommodation

Two areas located on the lower ground floor for staff accommodation, currently unoccupied.

External Details

Large patio area with seating for 50 guests and sun terrace which boasts far reaching views and seating for 20 guests. Car parking for 50 vehicles.



Fixtures & Fittings

All trade Fixtures & Fittings will be included in the sale and our clients will provide a trade inventory to interested parties.

Trading Hours

The business trades 12 months of the year. However, our clients choose to close over Christmas and for two weeks in January, to carry out repairs and renewals.

Trading Information

Management accounts for the Year Ended 31 October 2019 show net sales of £525,538 and a healthy net profit. Further accounting information will be made available to interested parties following a formal viewing.

Staff

The business operates with two hands-on owners who oversee the day to day running of the business with a trusted and loyal team which allows them to step back when required. Staff include full time assistant manager, three chefs, Food & Beverage supervisor, front of house assistant and a pool of part time staff.





Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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