



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

WASHINGTON HOUSE HOTEL
3 DURLEY ROAD WESTCLIFF BOURNEMOUTH BH2 5JQ



Grade II Listed Victorian Villa
Boutique Accommodation
Close to beaches, central gardens and shops

Arrange a viewing today

01202 551821

bhcommercial@ellis-partners.co.uk

Ref: 6526

www.ellis-partners.co.uk

LOCATION AND DESCRIPTION

The property is situated on the West Cliff of Bournemouth, close to the award winning blue flag beaches and famous gardens and pier with excellent beaches directly on the door step, along with conference venues and restaurants.

The premises have 13 bedrooms, (9 double rooms, 1 single room and 3 twin rooms) all fitted out to a very high standard and benefit from a sitting room and dining room. There is also an owners accommodation consisting of 3 bedrooms, separate lounge, kitchen, bathroom and private garden.

There is parking for approximate 13 cars to the front of the building.



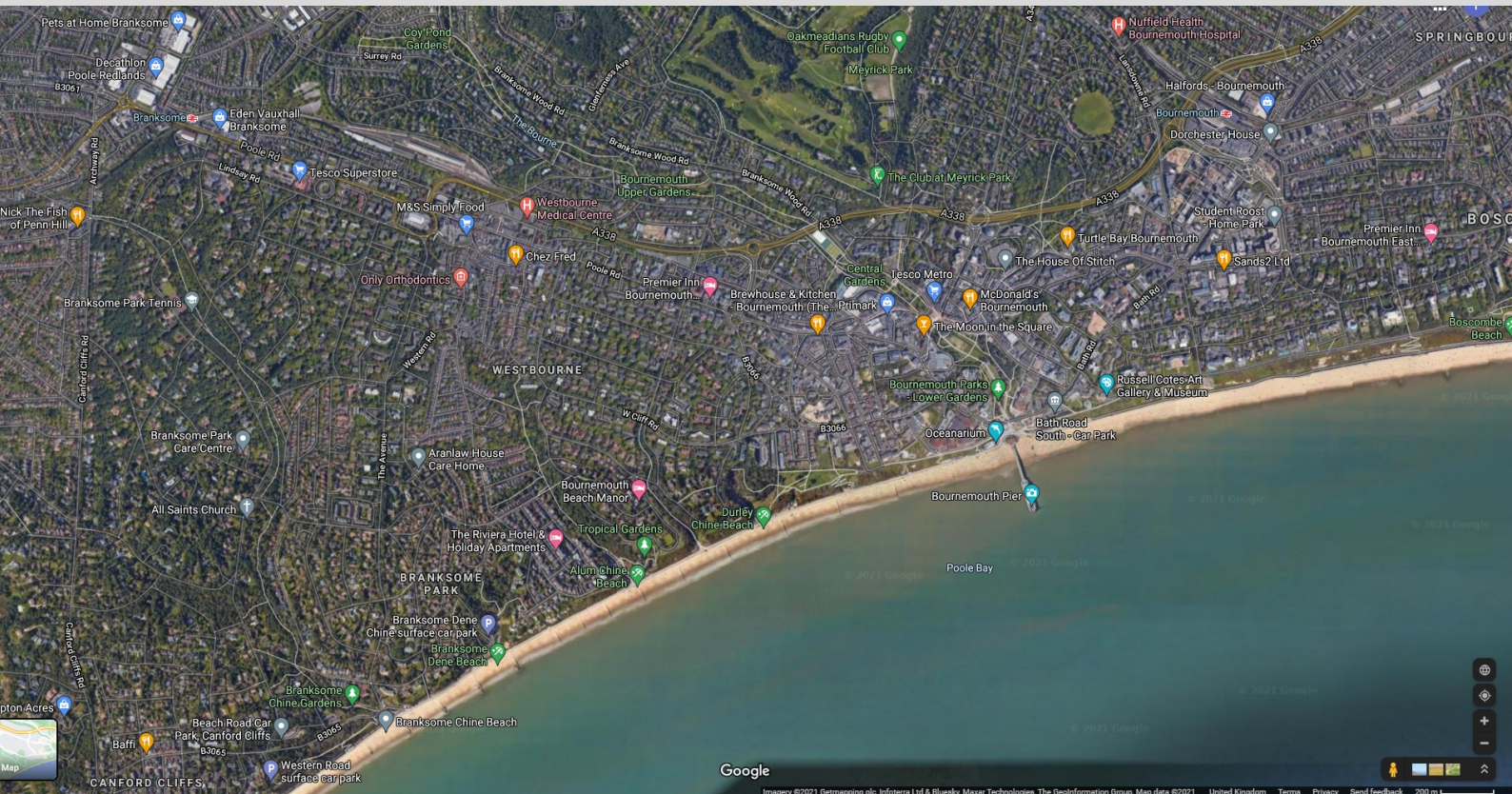
TURNOVER

We understand turnover is in the region of £250,000 to £300,000 per annum with a net profit in the region of £80,000. We have not had sight of any accounts.

PRICE

£1,250,000 Freehold

EPC RATING - TBC



Viewing by appointment only

Please contact sole agents

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MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.

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