



## The Quays

Quay Road, Christchurch, BH23 1BU  
Furnished Holiday Let investment



MAYFAIR  
office.co.uk

DenisonS



£3,290,000

Here is some drone footage of the area covering The Quays giving great Information of the surrounding area and places of Interest.

Of course, if you would like more information, or would like to arrange a viewing, please contact us on the details below:

01202 484748

[christchurch@denisons.com](mailto:christchurch@denisons.com)

[denisons.com](http://denisons.com)

Please click on the image above to view our short video introduction to this property.

# Interactive 3D Tour

Can't wait to view in person? Simply click on the thumbnail opposite to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your mobile phone.

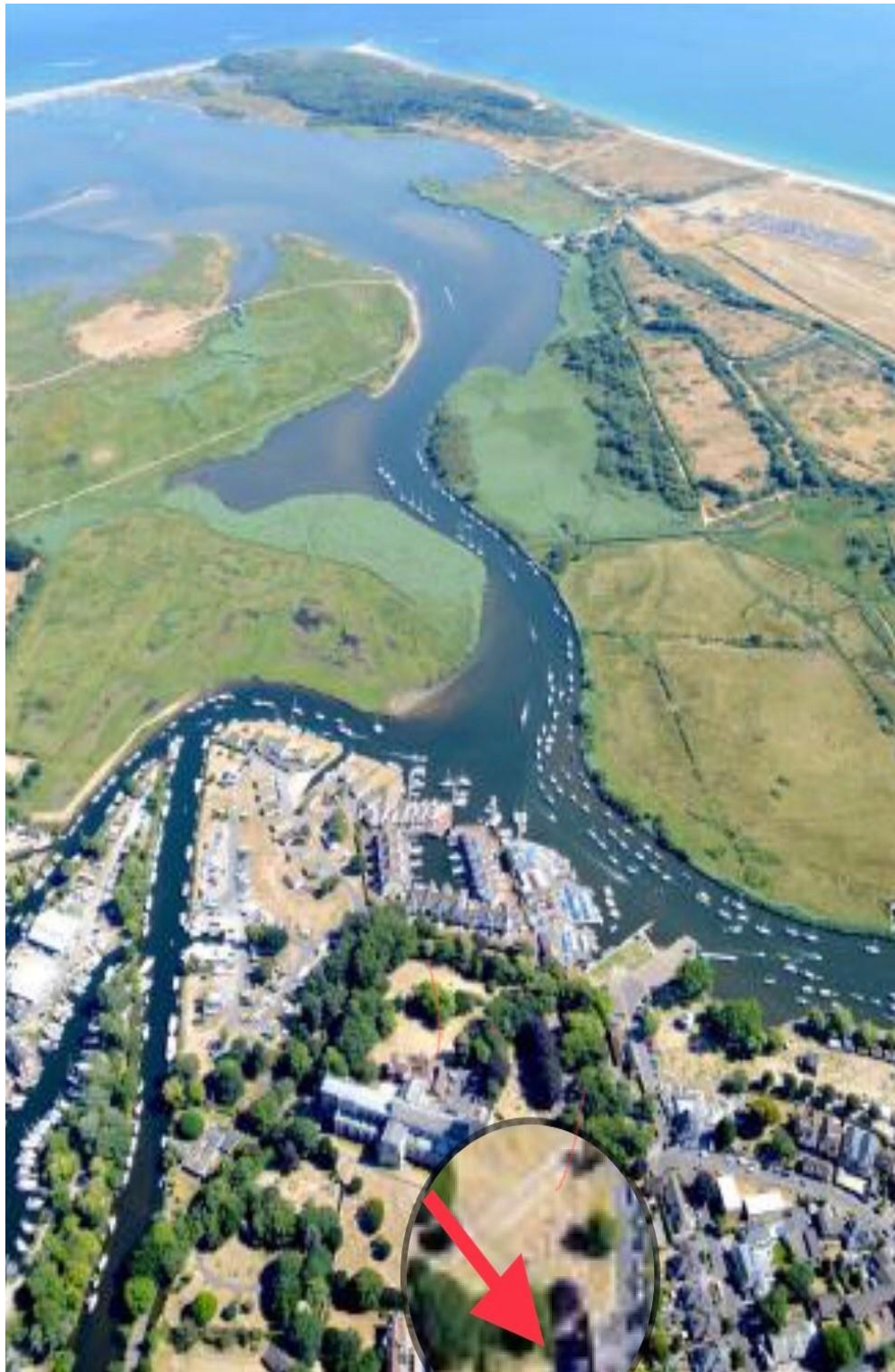


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# THE QUAYS

## Christchurch | Dorset | BH23 1BU

A substantial Grade 2 listed house, known as The Quays, within the historic centre of Christchurch that is let as a whole for up to 25 guests or as two self-contained wings.

- The larger East Wing, known as Quay House, has 6 bedrooms and can accommodate up to 15 guests
- The smaller West Wing, known as Quay Corner, has 5 bedrooms and can accommodate up to 10 guests
- Immediately adjoins the world-renowned Christchurch Priory and Priory Quarter and within minutes of both Christchurch Quay and the commercial centre with a proliferation of restaurants, pubs and shops
- Fully refurbished and independently serviced wings with all mains services and cable connectivity
- Unique large garden and off-street parking for up to 8 cars for such a central and historic location.
- There is potential for electric gates, with electrics in place and room for a double garage. (subject to the necessary permissions being granted)
  - Over 6000 SQFT of internal accommodation

Bournemouth 4.5 miles | Sandbanks 10 miles | Highcliffe 3.5 miles |

Bournemouth Airport 4 Miles | The New Forest 5 miles |

Lymington 13 miles

**Price:**

**£3,290,000**

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## The Quays

Welcome to The Quays, a truly exceptional Grade II listed, 5-star award-winning property that offers the ultimate in luxury, comfort, and the perfect holiday experience. As you step into this magnificent establishment, you'll be captivated by its seamless blend of period features and contemporary touches. Filled with character and ample space, The Quays is the ideal property to accommodate varying preferences and group sizes, this remarkable property boasts two independent wings: the East Wing and the West Wing, each with its own distinct charm and character. Situated in the immediate town centre, this furnished holiday let is a rare investment opportunity. Meticulously fitted to a very high standard, The Quays also benefits from no onward chain and underwent a complete refurbishment only 7 years ago. Don't miss out on this incredible opportunity to own a prestigious furnished holiday let with a proven track record of outstanding income. The Quays—truly a remarkable setting for an exceptional property.





The Quays

A stunning aerial shot of The Quays and the historical town of Christchurch.

## Quay House (East Wing)

Featuring 6 substantial bedrooms, each boasting its own distinctive design, and 4 well-appointed bathrooms, The Quay House presents a spacious and indulgent retreat. The property showcases an open-plan kitchen/dining area, providing an ideal space, and adjacent to it, there is a bright and airy lounge. Additionally, a unique feature of this property is its basement, which has been transformed into a hot tub room. Immerse yourself in the natural beauty that surrounds Quay House as you step into the large private rear garden, offering breath-taking views of the historic priory. For more photographs and a more detailed description see:

<https://www.shortstayhomes.co.uk/properties/christchurch-holiday-homes-to-rent-quay-house>





The Quays dining area, which is able to accommodate up to a generous 25 guests.



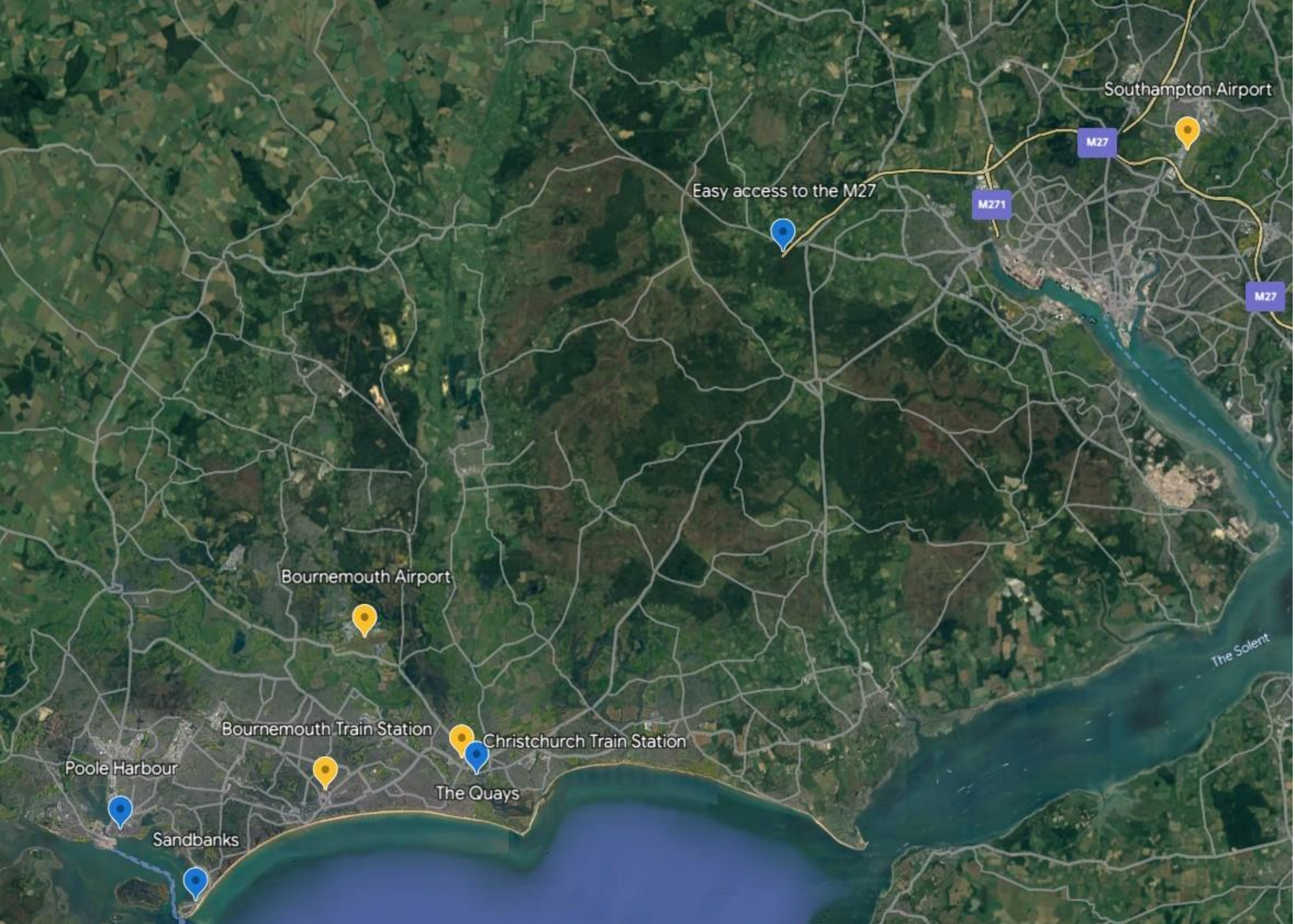
## Quays Corner (West Wing)

In the West Wing, guests will discover 5 elegantly appointed bedrooms and 3 well-appointed bathrooms. Moreover, an additional lounge area is provided, complete with a log burner. An adjoining dining room is also available, featuring patio doors that lead out to a private rear garden and an entertainment area. These amenities are designed to ensure that guests can fully enjoy every moment of their stay. Externally, there are 4 off-road parking spaces for The Quays Corner Wing, and an outbuilding is currently being used as a hot tub room. For more photographs and a more detailed description see:

<https://www.shortstayhomes.co.uk/properties/quay-corner-christchurch-5-bedroom-semi-detached-town-house>







Southampton Airport

M27

Easy access to the M27

M271

M27

Bournemouth Airport

Bournemouth Train Station

Christchurch Train Station

Poole Harbour

Sandbanks

The Quays

The Solent



## THE BUSINESS

The Quays is a 5 Star Gold award winning furnished holiday let which can accommodate up to 25 guests and has been established for over 5 years. The size and location of the property make it ideal for large family holidays, big birthday and anniversary celebrations and for corporate events. Being able to let the two wings independently also offers greater flexibility and versatility. Further information and photographs of the property, including current tariffs and availability can be found at the owner's website <https://www.shortstayhomes.co.uk/properties/the-quays-christchurch>. There is also the possibility that the current owner could continue to manage the lettings for the new owner for a fee (to be agreed) until alternative arrangements could be put in place. Income for both properties below:

### Quay House (East Wing)

21/22 £96,958

22/23 £66,331

23/24 £59,997 (so far\*)

24/25 £9,504 (so far\*)

### Quay Corner (West Wing)

21/22 £69,001

22/23 £44,997

23/24 £26,247 (so far\*)

24/25 £3,182 (so far\*)

### The Quays ( where both properties are booked together)

21/22 £21,459

22/23 £47,395

23/24 £43,183 (so far\*)

24/25 £22,602 (so far\*)

### Totals

21/22 £187,414

22/23 £158,723

23/24 £129,427 (so far\*)

24/25 £35,286 (so far\*)

\* For the financial year up to the 31st March and correct as of the 6th October 2023.

### Totals



# TESTIMONIALS

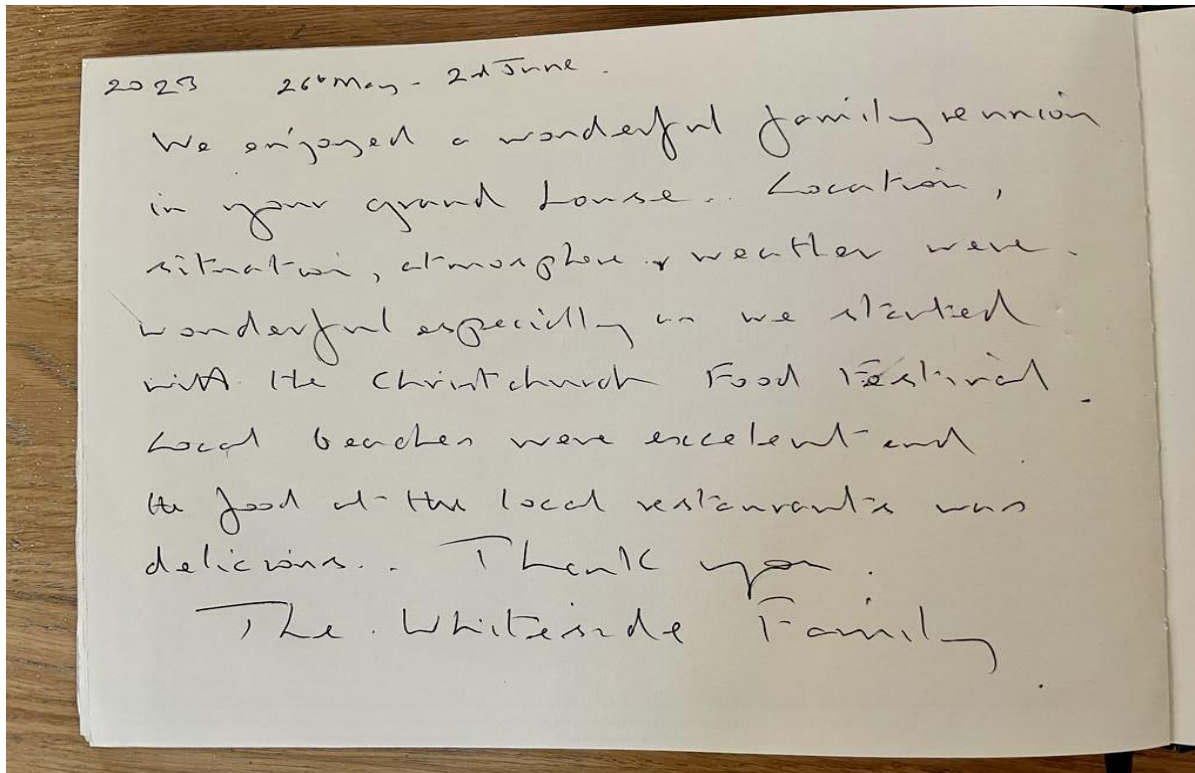
“What an amazing house! We all had an amazing time celebrating an 80th, 23rd and mothers day. The location is perfect, with both the river and town just round the corner. (and the church over the wall!) Just a 10-minute drive away is Hengistbury Head which is the perfect place to watch the sunset. It was the perfect venue for 19 (supposed to be 21!) of us and it was so nice to see everyone; travelling from Cornwall, Devon, Hampshire and West Sussex! The weather was perfect for our stay. It’s like they knew we were coming.

Thank you so much for letting us stay, we will definitely be coming back!”

Jackie

Quay House

25.03.22



2nd June 2023



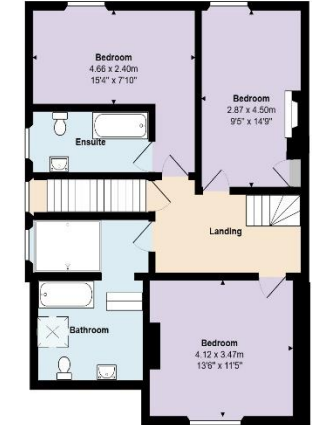
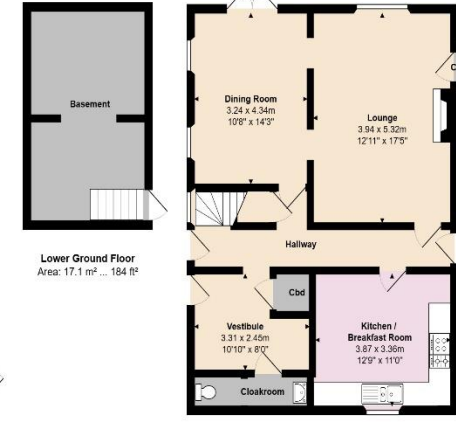
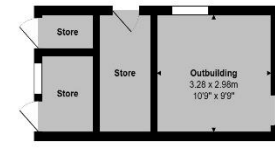
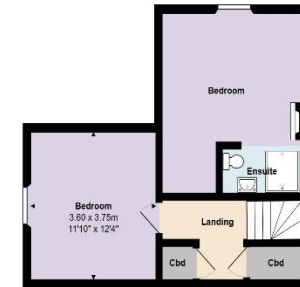
## Location

Situated in the picturesque Priory Quarter of Christchurch, The Quays is perfectly positioned to take advantage of everything this bustling town has to offer. Nestled within the shadow of the 11th-century Priory, renowned for housing the longest parish church nave in England, the property is a mere stroll away from scenic riverside walks, boating activities, and the town centre. Here, you'll find a delightful array of restaurants, cafes, bars, and High Street shops. The Quays serves as an idyllic base from which to explore the wonders of Dorset. Christchurch, a market town at the confluence of the Rivers Avon and Stour, is ideally positioned, bordering Hampshire and The New Forest. Embrace the beauty of the award-winning Southbourne Beach, boasting its Blue Flag status, just 2 miles away. Avon Beach, another coastal gem, is also within close proximity, approximately 3 miles away. Direct railway services to London Waterloo offer access in just 1 hour and 40 minutes, and Bournemouth International Airport is a mere 5 miles away.



# The East Wing

# The West Wing



Total Area: 347.0 m<sup>2</sup> ... 3735 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.  
 [www.pmfhoneston.co.uk](http://www.pmfhoneston.co.uk)

Total Area: 224.1 m<sup>2</sup> ... 2412 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.  
 [www.pmfhoneston.co.uk](http://www.pmfhoneston.co.uk)

CHRISTCHURCH 12 Castle Street, BH23 1DT

CASHEL HOUSE 15 Thayer Street, London, W1U 3JT

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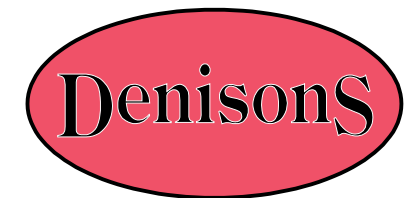
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