



£750,000

EASTMOUNT HALL HOTEL, 10 EAST MOUNT ROAD, SHANKLIN, IOW PO37 6DN

Hose Rhodes Dickson Commercial

01983 527727

commercial@hrdiw.co.uk

Hose
Rhodes
Dickson



23 en-suite bedroom hotel offering sea views over the Bay & Culver Cliffs.

Location

The Eastmount Hall Hotel is situated on the highest 'mount' in Shanklin facing East with views of the Bay and Culver Cliffs.

Located in Shanklin, a popular tourist destination on the southeast coast of the Island, well known for its lovely and extensive sandy beaches and iconic Old Village.

The main town, which is just a short 5-minute walk away, boasts all sorts of amenities ranging from boutique stores, big brand shops, restaurants, cafes, salons and much more.

EPC : C

Description

Currently offering bed & breakfast, the hotel comprises of 23 en-suite letting bedrooms arranged over three floors, some of which enjoy stunning sea views overlooking the Bay.

The business has been successfully traded by the current owners for the past seventeen years. There is certainly scope to increase trade by opening in the winter months and hosting a range of private functions.

Accommodation

GROUND FLOOR

Entrance Hall with beautiful Victorian features.

Reception Counter with office and access to private living area.

Beauty Room / Store Room

Dining Room providing a maximum of 56 covers.

Bar / Lounge with door to games room and rear garden.

Kitchen / Serving Area with a great range of equipment.

Food Prep Room with fridge freezers, plenty of table space and a cupboard housing a hot water tank

Wash-up Room with commercial dishwasher, domestic dishwasher and two gas fired boilers.

Laundry Room with three washing machines and three tumble dryers.

Bedroom 14 - Family of 4 with En-suite bath WC.

Bedroom 14a - Twin with En-suite shower WC.

Bedroom 15 - Triple with En-suite shower WC.

Bedroom 15a - Double with En-suite WC.

Bedroom 16 - Double with En-suite WC.

Bedroom 17 - Triple with En-suite WC. Sea views and double doors giving access to pool patio.

UPPER GROUND FLOOR

Bedroom 18 - Double with En-suite shower WC.

Bedroom 19 - Double with En-suite shower WC.

Bedroom 20 - Triple with En-suite shower WC. Sea views

FIRST FLOOR

Bedroom 1 - Family of 4 with En-suite bath WC and sea view.

Bedroom 2 - The Honeymoon Suite. Large Room with a king size four poster bed, large jacuzzi bath, Shower WC and stunning sea views.

Bedroom 4 - Double with En-suite shower WC.

Bedroom 5 - Double with En-suite shower WC.

Bedroom 6 - Double with En-suite shower WC.

Bedroom 7 - Double with En-suite shower WC.

Bedroom 8 - Double with En-suite shower WC.

Bedroom 9 - Double with En-suite bath WC.

LOWER GROUND FLOOR

Bedroom 10 - Triple with En-suite bath WC

Bedroom 11 - Twin with En-suite shower WC

Bedroom 12 - Family of 5 with En-suite shower WC. Sea views

SECOND FLOOR

Bedroom 21 - Double with En-suite shower WC

Bedroom 22 - Twin with En-suite shower WC

Bedroom 23 - Triple with En-suite shower WC. Sea views

An inventory can be provided upon request.

EXTERNALLY

There are three timber chalets to the rear and side of the property occupied by the owners in the summer months.

To the front of the hotel is a large gravel car park.

The rear garden is home to a swimming pool heated by a new air-source heat pump, a sun terrace and spacious lawn.

Services

All mains services are connected.

Terms

Our client is asking £750,000 for this freehold opportunity to include FF&GW.

Rates

The VOA shows a rateable value of £11,400. Using the current multiplier, rates payable will be circa £5,800. Please make your own enquiries to the VOA for small business rates relief eligibility.

£750,000

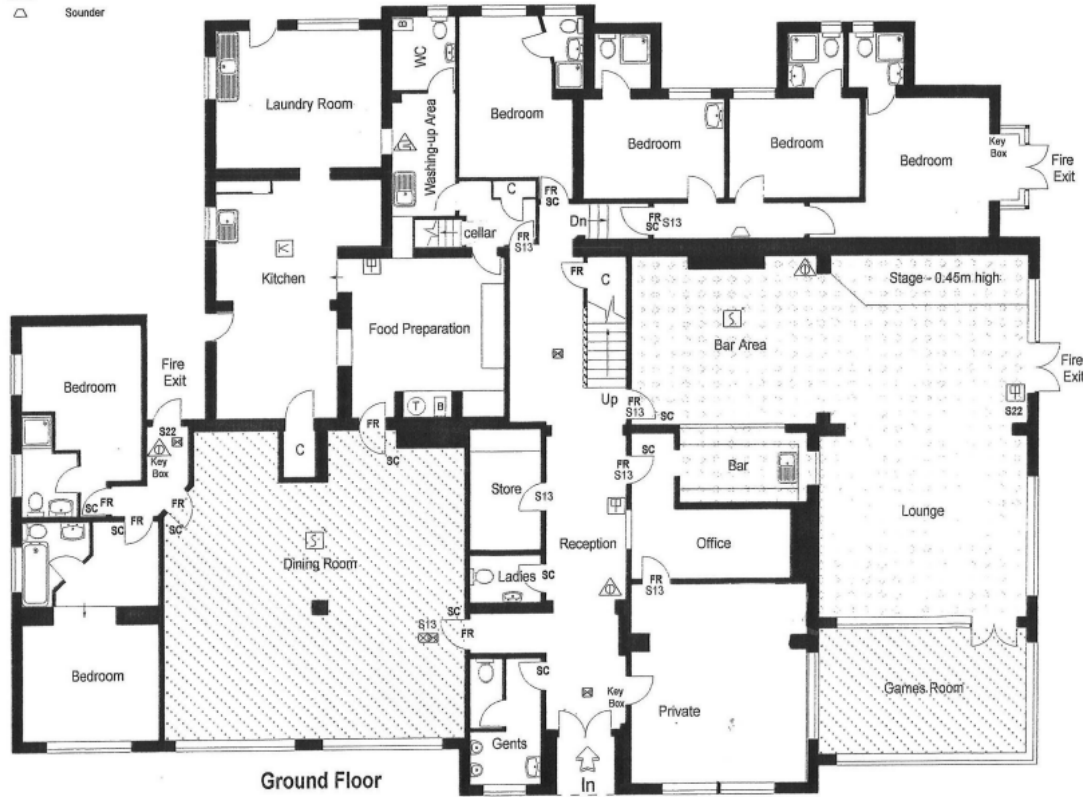
EASTMOUNT HALL HOTEL, 10 EAST MOUNT ROAD, SHANKLIN, PO37 6DN

01983 527727 or email commercial@hrdiw.co.uk

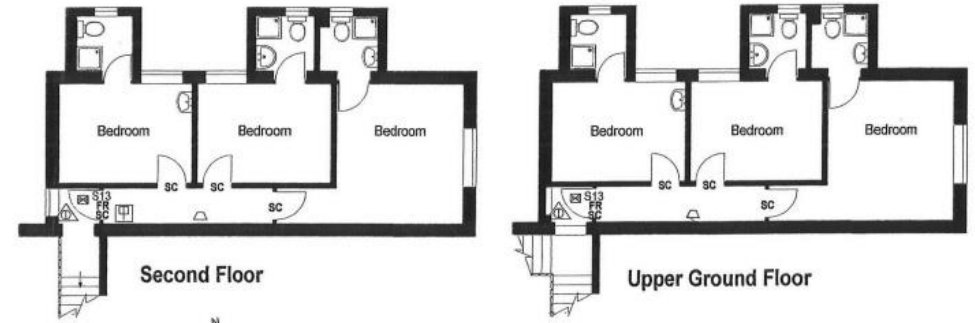
Eastmount Hotel Shanklin IOW

- Water Fire Extinguisher
- Fire Exit Sign, Illuminated
- Emergency Light
- Fire Exit Sign
- S22 Fire Door Keep Shut sign
- S13 Fire Door Keep Locked sign
- FR Fire rated Door
- SC Self Closing Door
- Heat Detector
- Smoke Detector
- Fire Alarm Call Point
- Fire Blanket in Container
- Sounder

- Regulated Entertainment / Sale & Consumption of Alcohol
- Area for the Sale & Consumption of Alcohol



Ground Floor



Second Floor

Upper Ground Floor



First Floor

FLOOR PLANS © 2005
 01483 755510 Ref 11121/AB/KB
 Any queries regarding this plan should in the first instance be referred back to Floorplans for clarification.

Misrepresentation Act 1967

Hose Rhodes Dickson and any joint agents, for themselves and for the vendors or lessors of this property whose agents they are, give notice that, 1) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract, 2) all dimensions and areas are approximate and all descriptions, reference to condition and necessary permissions for use and occupation, and other details, are given without responsibility and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, 3) no person in the employment of Hose Rhodes Dickson or their joint agents has any authority to make or give any representation or warranty whatever in relation to this property. Unless otherwise stated all rents and prices are quoted exclusive of VAT. 10/2009

To arrange a viewing call

01983 527727 or email commercial@hrdiw.co.uk

Newport 521144 | Ventnor 855525 | Bembridge 875000 | Ryde 565658 | Cowes 294714 | Shanklin 866000

www.hrdiw.co.uk
 Friendly service and local knowledge

