



GUIDE PRICE £875,000

CARLTON HOTEL, 9 PARK ROAD, SHANKLIN, PO37 6AY

Hose Rhodes Dickson Commercial

01983 527727

commercial@hrdiw.co.uk



An 11 bedroom hotel in a beautiful seaside location offering bed and breakfast from March through to October, along with the Award Winning 'The Deck' Tea Gardens.

Location

Situated in Shanklin, a popular tourist location on the island, the hotel sits on the cliff top overlooking the magnificent sweep of Sandown Bay. The Carlton enjoys an ideal location for exploring Shanklin's sandy beaches, the famous esplanade, and the charming Shanklin 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.

Description

The Carlton Hotel has all the character & heritage you would expect from a fine Victorian establishment, whilst also benefiting from tasteful upgrading and modern facilities. The property was built in 1863 over two floors and has been family-owned for over 10 years. Whilst being awarded Trip Advisors 'Certificate of Excellence' 4 years running, the hotel has also been voted on Trip Advisors 'Travellers Choice' as one of the top 25 hotels in the UK.

The Carlton is open for business from March through to October, offering bed & breakfast accommodation, as well as the much-loved tea gardens 'The Deck'.

The Premises

The property comprises of 11 en-suite letting rooms, the Deck Tea Gardens and a separate owner's accommodation.

Ground Floor

Room 1 - Office
Room 2 - Double
Room 3 - Twin
Lounge Bar
TV Lounge
Kitchen
Dining Room
Conservatory

First Floor

Room 4 - Family
Room 5 - Twin with balcony & sea views
Room 6 - Double with balcony & sea views
Room 7 - Single
Room 8 - Double
Room 9 - Family
Room 10 - Family
Room 11 - Double
Room 12 - Single
Separate Bathroom

Owners Accommodation

Owner's accommodation is accessed from a separate outside door which comprises:

Ground Floor

Kitchen
Living Room

First Floor

Bedroom 1

Bedroom 2

Bathroom

WC

Outside

Award-Winning 'The Deck' Tea Gardens can be found at the rear of the hotel, accessed from the Cliff Path or the hotels indoor Lounge Bar. It boasts a large outdoor seating area and extensive sea views across the bay. The gardens have won 'Best Gardens in Shanklin' two years running.

Please visit The Carlton Hotel website for more details.
<https://www.carltonhoteliw.co.uk>.

Terms

Our client is asking Guide Price £875,000 FFGW + SAV for this freehold property.

Rates

The VOA shows a rateable value of £7,800. Using the current multiplier of 0.52p means the current vendors are eligible for small business rates relief.

Council Tax Band A payable for Owners Accommodation.

Viewings

All viewings to be arrange via HRD Commercial. Please call 01983 527727 or email commercial@hrdiw.co.uk.

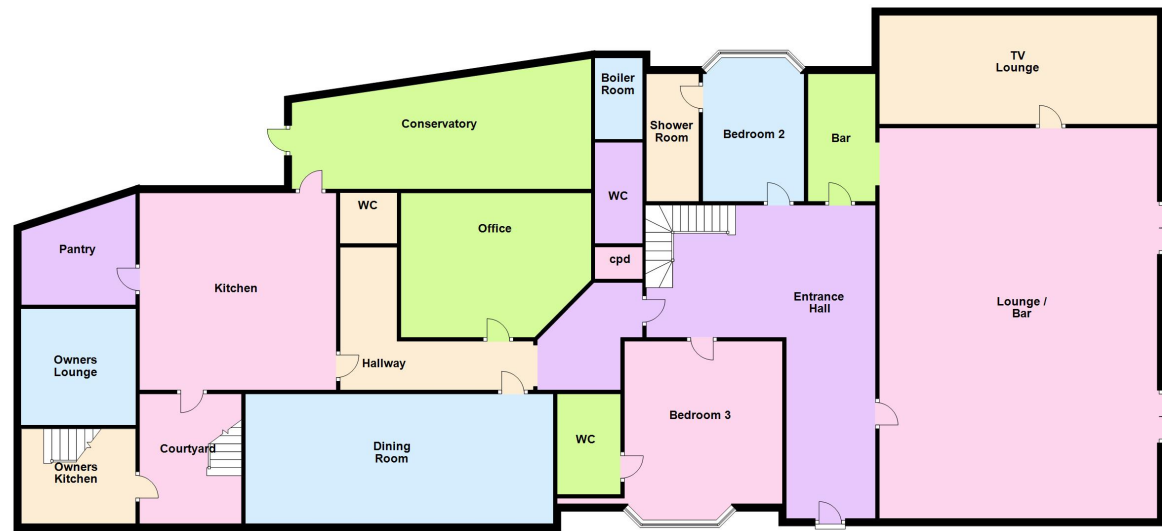
EPC: TBC

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Ground Floor



First Floor



This plan is for illustrative purposes. Measurements of doors, windows, rooms and any other items are approximate. Floor areas are approximate. Plan produced using PlanItUp.

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To arrange a viewing call

01983 527727 or email commercial@hrdiw.co.uk

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Friendly service and local knowledge

