



**GUIDE PRICE £800,000**

CURRAGHMORE & DEVELOPMENT LAND ADJACENT, 22 HOPE ROAD, SHANKLIN, IOW, PO37 6EA

**Hose Rhodes Dickson Commercial**

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Opportunity to purchase a trading B&B with development land.

## Location

Situated on Hope Road Shanklin, just a short walk to the Esplanade and beaches.

The town of Shanklin offers many amenities including doctor's surgeries, dentists, convenience shopping with multinationals and boutique stores alike and various eateries and leisure facilities.

Shanklin is within a short drive to Ventnor, approximately 5 miles, Lake, approximately 3 miles and Sandown, approximately 4 miles.

There is Shanklin Train Station with the Island Line Train that connects through to Brading and Ryde Pier Head which offers transport links to Portsmouth as well as good bus connections.

## Description

Offered for sale is a 20 bedroom bed and breakfast in a fantastic elevated position with flexible accommodation throughout.

The site sits on the main road to the Esplanade and beaches and offers sea views from the front of the property. To the rear is a parking area accessed from Beatrice Avenue offering parking for approximately 10 vehicles.

The property currently benefits from outline planning permission for the side extension of the current hotel to be demolished and 8 x 2 bedroom apartments to be constructed, each with allocated parking spaces.

The permission also allows for the original hotel accommodation to be refurbished and offer 8 bedroom letting rooms.

This site needs to be viewed to understand the opportunities available.

## Planning Permission

Outline planning permission was granted in March 2023 under reference no: 21/01941/OUT. Please note the site is also subject to a Section 106 Legal Agreement.

## Terms

The site is available freehold at a guide price of £800,000 for the current trading bed and breakfast and the site adjacent with planning permission.

## Business Rates

The VOA shows a rateable value of £11,750. The property would benefit from small business rates relief, please direct any enquiries to the local business rates department.

## Viewings

All viewings to be arranged via HRD Commercial. Please contact 01983 527727.

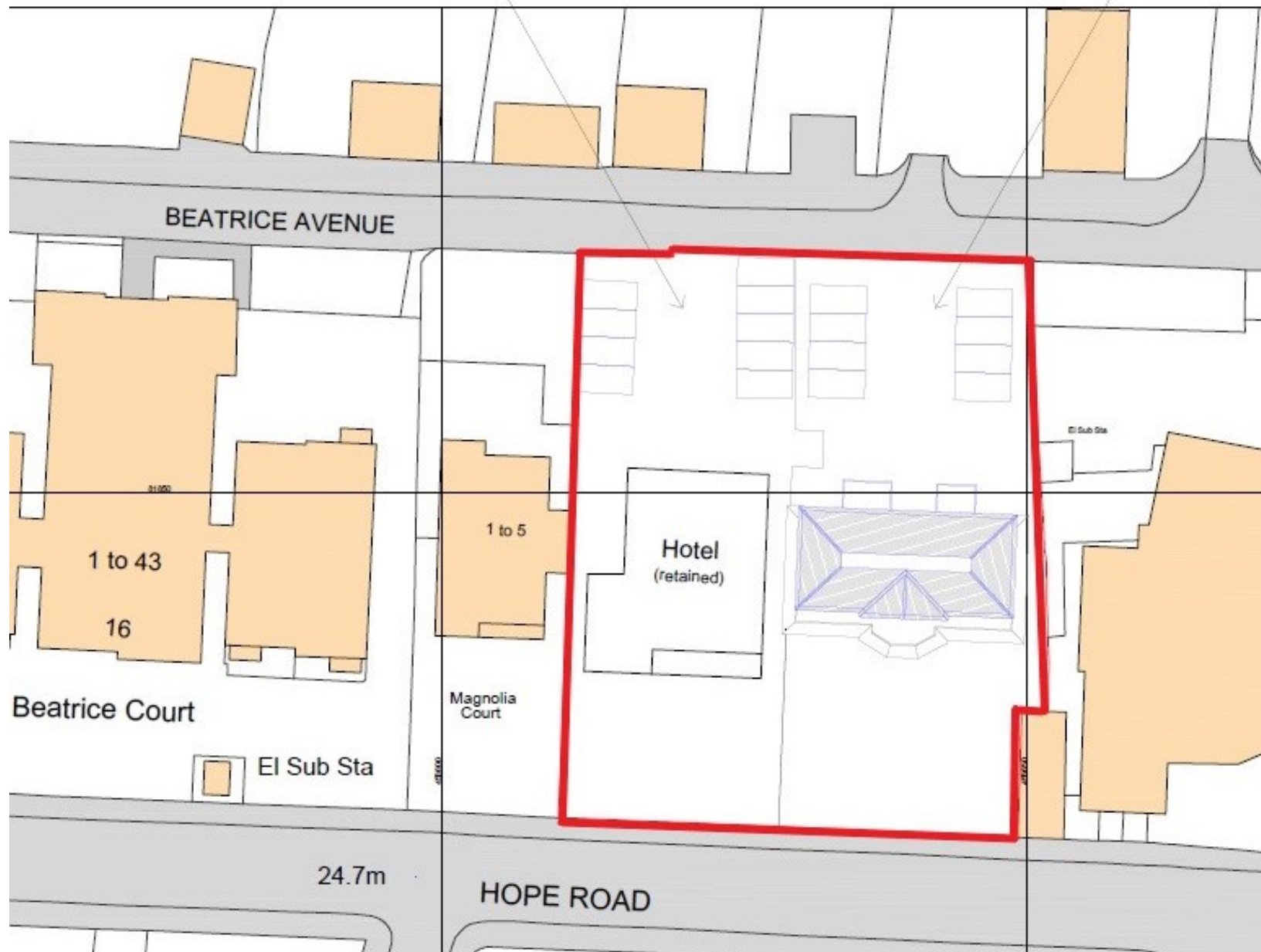
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