



GUIDE PRICE £525,000

THE EDGECLIFFE, 7 CLARENCE GARDENS, SHANKLIN, PO37 6HA

Hose Rhodes Dickson Commercial

01983 527727

commercial@hrdiw.co.uk

Hose
Rhodes
Dickson



Well-presented 10-bedroom licensed guest house with owners' accommodation in a great location.

Location

The Edgecliffe is located close to the cliff walk and enjoys stunning sea views.

Shanklin is a popular tourist destination on the Southeast coast of the Island. Shanklin is well known for its lovely and extensive sandy beaches and iconic Old Village.

The town is well served with local bus routes and has a train station on the Island Line running between Ryde Pier Head and Shanklin.

The Business

Offered for sale is this well-presented licensed guest house constructed in 1926. The property was originally used as a "Gentleman's Villa" by the British Navy personnel, who came to The Isle of Wight from Portsmouth.

The Edgecliffe is a detached bed and breakfast offering accommodation over 3 floors. There are 10 guest bedrooms over the first and second floors, with 2 separate owners' bedrooms on the ground floor. The property benefits from a beautiful south facing garden.

Selling due to retirement, the current owners have successfully traded the business for over 20 years. Open all year round, the vendors trade below the VAT threshold and welcome guests as and when is manageable for them.

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The Premises

The property offers the following accommodation:

Ground floor

Entrance Hall 8' 11" x 6' 4" (2.73m x 1.94m)
Dining Room with bar 23' x 20' 10" (7.0m x 6.36m)
Living Room 12' 10" x 17' 7" (3.84m x 5.36m)
Kitchen with separate pantry & stores 12' 8" x 11' 7" (3.86m x 3.52m)
Owners Bedroom 1 7' 3" x 9' 6" (2.20m x 2.9m)
Owners Bedroom 2 11' 6" x 11' 1" (3.50 x 3.39m)
Study 3' 11" x 5' 11" (1.20m x 1.56m)
Shower Room 5' 0" x 7' 7" (1.53m x 2.32m)
WC 3' 1" x 7' 7" (0.93m x 2.32m)

First Floor

Bedroom 1 12' 6" x 14' 10" (3.80m x 4.53m)
En suite 3' 1" x 6' 9" (0.94m x 2.07m)
Bedroom 2 6' 0" x 12' 7" (1.83m x 3.83m)
Bedroom 3 12' 11" x 14' 1" (3.94m x 4.29m)
En suite 8' 5" x 4' 11" (2.56m x 1.51m)
Bedroom 4 10' 6" x 10' 4" (3.21m x 3.16m)
En suite 4' 6" x 4' 11" (1.38m x 1.51m)
Bedroom 5 12' 6" x 11' 2" (3.80m x 3.40m)
En suite 4' 5" x 7' 4" (1.34m x 2.23m)
Bathroom 7' 4" x 4' (2.23m x 1.22m)

Second Floor

Bedroom 6 11' 2" x 11' 2" (3.40m x 3.40m)
En suite 8' 0" x 6' 6" (2.45m x 1.97m)
Bedroom 7 11' 2" x 14' 10" (3.41m x 4.53m)
En suite 11' 2" x 14' 10" (3.41m x 4.53m)
Bedroom 8 10' 1" x 10' 5" (3.08m x 3.18m)
En suite 3' 7" x 6' 6" (1.08m x 1.98m)

Bedroom 9 10' 1" x 13' 1" (3.08m x 4.00m)
En suite 8' 11" x 0' 0" (2.73m x 0m)
Bedroom 10 8' 11" x 13' 6" (2.73m x 4.11m)
En suite 3' 3" x 6' 6" (0.99m x 1.97m)

Services

The property benefits from mains gas, electricity water and drainage.

Terms

Our clients are asking guide price £525,000 for this freehold opportunity to include the fixtures, fittings and goodwill.

Business Rates

The VOA shows a ratable value of £4,700. Rates payable will be circa £2,400 without any applicable rates relief. Please direct any enquiries to the Valuation Office Agency.

Viewings

All viewings to be arranged via HRD Commercial. Please contact on 01983 527727 or commercial@hrdiw.co.uk.

EPC: C

Misrepresentation Act 1967

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To arrange a viewing call
01983 527727 or email commercial@hrdiw.co.uk

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