



GUIDE PRICE £975,000

CHASTON MANOR HOTEL, 72 BROADWAY, SANDOWN, ISLE OF WIGHT , PO36 9AA

Hose Rhodes Dickson Commercial

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Hose
Rhodes
Dickson



Rare opportunity to purchase a beautifully presented 12 en-suite bedroom hotel with a separate self-contained apartment.

Location

Located on the Broadway, Chaston Manor is within a short walk of the seafront at Sandown with its long stretches of sandy beaches. It's also close to the town centre and within easy reach of local transport links including bus routes and the Island Line train.

Sandown is a town to the East of the Island and boasts some of the sandiest beaches on the Island. There is a promenade that stretches from the bottom of Culver Downs to Shanklin Old Village.

The town of Sandown offers various shopping facilities including Sainsbury's and Co-op and various boutique stores and eateries. With some recent and current inward investment and developments Sandown is undergoing a regeneration of sorts and provides a lovely location for tourists and locals alike.

The Business

Chaston Manor is a detached period property offering 12 beautifully presented en-suite letting rooms ranging from single rooms to family suites.

There is also a newly renovated 2-bedroom self-contained apartment. This could be utilised as owners/managers accommodation or potentially a separate letting unit to increase income.

The property has been decorated throughout to a very high standard and offers stylish boutique accommodation for all ages. The current owners have successfully traded the business for 8 years and are open all year round.

There is a large gravel car park to front of the property which would serve the hotel at maximum capacity.

To the rear is a substantial garden laid to lawn accessed from the bar and dining room. There is also a separate garden for the apartment.

Accommodation

The ground floor comprises a spacious entrance hall leading to

Bedroom 1 Family Room / Triple

Bedroom 2 Double

Guest Lounge & Bar Area

Dining Room

Garden Room which is currently under construction

Fully equipped Kitchen

Pantry

First Floor

Bedroom 3 Double

Bedroom 4 Large Double

Bedroom 5 Double

Bedroom 6 Family Room /Triple

Bedroom 7 Family Room /Triple with views of Culver Downs

Bedroom 8 Single

Bedroom 9 Double

Bedroom 10 Double with separate dressing room

Bedroom 11 Family Room with sea views

Bedroom 12 Family Suite

The ground floor self-contained apartment consists of
Double Bedroom with En-suite
Double Bedroom with En-suite
Spacious Living / Dining Room
Kitchen

Services

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

The current owners have just installed a brand-new water system and the property has been re-wired throughout.

Business Rates

The VOA shows a rateable value of £7,500. Rates payable will be circa £3,800 without any applicable rates relief. Please direct all enquiries to the VOA.

Terms

Our client is asking guide price £975,000 for this freehold opportunity to include the fixtures, fittings and goodwill plus stock at valuation. An inventory can be provided on request.

Viewings

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

Misrepresentation Act 1967

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