

**FOR SALE** GUIDE PRICE £2.25M

# GROVEFIELD MANOR HOTEL

18 Pinewood Rd, Westbourne, Poole, BH13 6JS



## Key Highlights

- Attractive 13-bedroom hotel
- Freehold available
- Located in very sought after location
- 2 self contained flats
- Immaculate inside and out
- GIA of 6,782 sq ft (630 sq m)
- 14 parking spaces
- Lapsed planning to raise roof and create additional accommodation

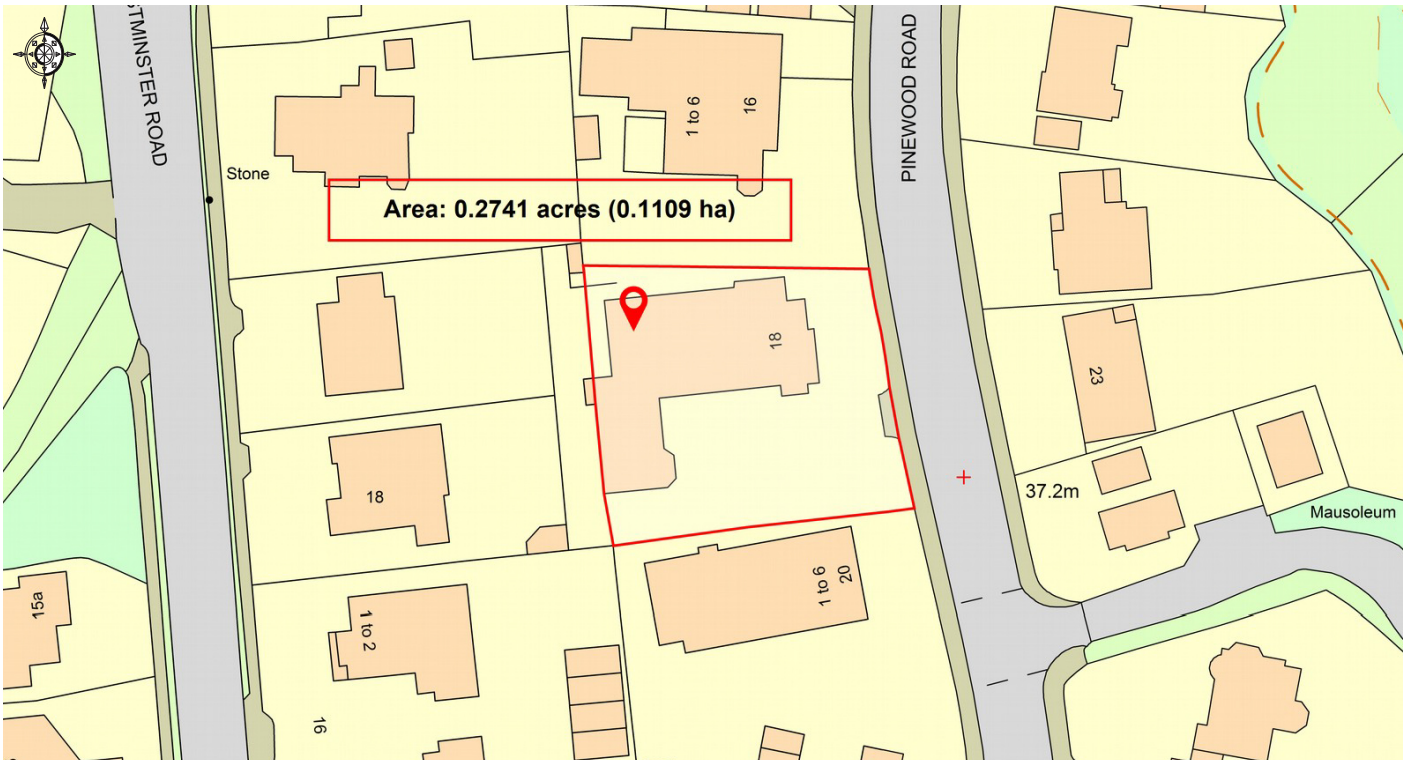
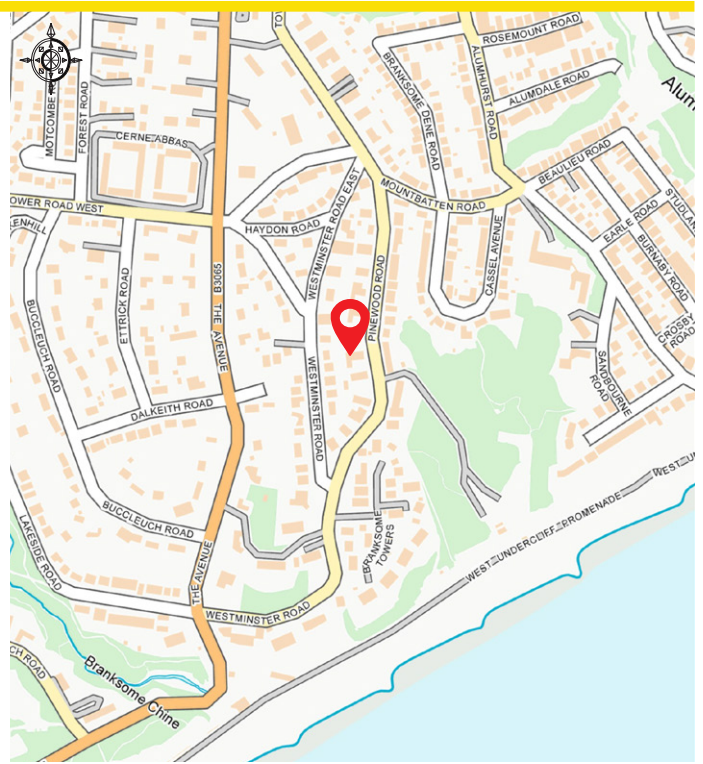
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Southampton SO15 2BZ

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**Location**

Grovefield is located in an excellent sought-after location in Branksome within walking distance of Branksome Chine, Alum Chine, Sandbanks and Westbourne.

The immediate area is mixed with a public house, hotels, care-homes and high end residential all within close proximity.

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## Description

The property comprises a Victorian three storey brick built building with tile hung gabled end sections, with double UPVC glazing under a pitched slate tiled roof.

There is also two single storey pitched adjoining buildings.

Inside the main hotel there are 13 en-suite bedrooms and two self contained apartments. We understand there is lapsed planning permission (REF: APP/14/01096/C ) to raise the roof of the single storey element and create an additional floor of accommodation.

We can therefore summarise the accommodation as follows:

- 13 letting bedrooms
- 2 apartments
- 4 reception rooms
- Garden

- Patio/Terrace
- Private parking - 14 spaces

The rooms are in excellent condition throughout and are airy and elegant, with high-end linens, modern artwork and en-suite bathrooms with power showers and designer toiletries. All have free WiFi and flat-screen TVs.

## Accommodation

These are the following approximate Gross Internal Areas:

FLOOR AREA	SQ FT	SQ M
Ground Floor	3,633	337.5
First Floor	3,608	335.2
Second Floor	540	46.8
<b>Total</b>	<b>6,782</b>	<b>630</b>

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## The Business

The hotel is a top tier guest house catering for a niche target market. It has excellent reviews including 4.5/5 stars from 340 reviews on Tripadvisor. Many of the staying guests are formed from repeat business.

Tariffs fluctuate depending on the time of year but can be as high as £275 a night during peak summer months. Average Achieved Room Rate (AARR) is approximately £100 night inclusive of VAT and breakfast. Occupancy again fluctuates depending on the time of year but is close to 100% in the summer and 50% in the winter months.

We understand turnover for the business is in the order of £350,000 (gross) but the hotel is run as a lifestyle venture and therefore will suit an enterprising owner operator who wishes to continue with the business.

## Guide Price

We are seeking £2,250,000 for the Vendor's Freehold interest.

## VAT & Stamp Duty Land Tax

VAT is not applicable as the rate will be treated as a TOGC.

## Planning & Conservation

We understand the property operates under a C1 Hotel use.

We understand the property is not listed nor located in a Conservation Area.

Lapsed planning has been granted under REF: APP/14/01096/C.

## Licensing

The property has been granted a Premises Licence in accordance with the Licensing Act 2008.

## Rating

The subject property is entered in the 2017 Central Rating List with a Rateable Value of £15,500. Please check [www.gov.co.uk](http://www.gov.co.uk) for up-to-date information on rates payable.

## Fixtures and Fitting

All fixtures and fittings are included in the sale, save for personal items. An inventory schedule will be provided with a sale contract.

## Energy Performance Certificate

The property has an EPC Rating of B-49.

## Viewing

Formal viewings can be made strictly by appointment with Savills or our joint agent's, StQuintin Property Group. Where appropriate, we recommend interested parties carry out a discreet customer inspection in the first instance. We kindly request that no approaches are made to staff or the business directly, where applicable.

## Anti Money Laundering Regulations

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.

## Contact

**Adam Bullas**  
+44 (0) 7812 965 395  
abullas@savills.com

**Francis Meredith**  
+44 (0) 7738 524 728  
francis.meredith@savills.com



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