



Plum
Properties



THE SAVOY HOTEL CENTRAL PROMENADE DOUGLAS, IM2 4LU

£2,000,000
FREEHOLD

A rare opportunity to acquire a commanding and thriving 4* Gold Hotel occupying a prime location on Douglas Promenade, with stunning coastal views from most rooms.

Comprising 20 Guest Suites that sleep 47, Restaurant and Bar with license for 73 covers, contemporary 3 En Suite Bed Apartment, modernised 1 bed apartment and impressive fully equipped Gymnasium make up some of the facilities that this prestigious property offers.

Included within the sale are all furnishings, fixtures, fittings and future bookings, making this an ideal opportunity for anybody seeking to acquire a successful and established turn key operation.

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Properties**

T: 01624 820600
E: hello@plumproperties.im
W: www.plumproperties.im

- Successfully Operated Prime Sea Front Hotel • 20 Guest Suites accommodating 47 beds • Additional 3 En Suite Apartment and further 1 Bed Apartment • Licensed Bar and Restaurant with 73 covers • Commercial Kitchen Facilities • All furnishings, Fixtures, Fittings, Stock and Future Bookings Included • Generated Impressive Income Levels and Healthy Profits Year On Year • Full Renovation Completed in 2021 to Create a Contemporary Look Throughout • Well equipped Gymnasium for Energetic Guests to Enjoy • Offered for Sale with No Onward Chain



Overview

A rare opportunity to acquire a commanding and thriving 4* Gold Hotel occupying a prime location on Douglas Promenade, with stunning coastal views from most rooms.

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Stepping into the property is a welcoming reception Hallway with lift access to the upper floors and leads directly into the fully licensed restaurant and fully stocked bar. From its elevated position guests can experience breathtaking views across Douglas Bay and out to sea whilst enjoying the contemporary surroundings of this fully modernised and attractive social space. Beyond the bar area is a Sports Bar that houses the guest toilets. Completing the ground floor is a Commercial Kitchen that comprises (what equipment is in the kitchen)

Stairs to the first floor lead to a private apartment that spans the entire floor space and is used by the current

owners as living accommodation. The apartment is inkeeping with the style of the Hotel and comprises three double En Suite Bedrooms, and open plan living accommodation with a recently installed contemporary Kitchen and balcony offering stunning coastal views. Whilst this is currently used as Owners Accommodation it could be changed back to increase the number of guest rooms or alternatively let to guests seeking self catering accommodation and therefore increasing the revenue options for the hotel.

The guest suites are located on the upper floors of the building, with seven rooms on each of the second and third floors and a further six suites on the top floor. The guest Bedrooms are uniform in presentation, with similar finishings in each room. A typical Bedroom will comprise of an En Suite Shower Room with plumbed shower, wash basin, WC, illuminated mirror, heated towel rail, towels and PIR down lighters.

Each Bedroom will in general benefit from recently fitted charcoal carpet, uPVC double glazed window most with coastal views. Window blinds, dressing table, stool and mirror, side table, hanging rail, modern lamp and lighting, kettle with tea and coffee facilities, contemporary high specification walnut fire doors and of course a bed or beds with the appropriate bedding.

The composition of the 20 Bedrooms includes two single rooms, four twins, seven doubles, six triples and a Family Room. There is the option to add additional beds during the busy periods such as TT or MGP.

The lower ground floor incorporates a recently converted contemporary 1 bed luxury apartment with its own external entrance, ideal for generating additional income as a holiday let or as a serviced apartment, with guests able to benefit from the hotels facilities and services. Also on the lower ground floor is a professional Laundry Room with commercial washing machine, further washing machine and multiple drying facilities allowing for the laundry for the hotel to be managed on site as required. The Lower Ground floor also offers various Stores, Boiler Room and Office. In addition, lift access leads to an impressive and well equipped Gymnasium that includes an infra red Sauna, guest Changing Facilities/Shower Room and an excellent range of enviable cardio machines, weight racks and free weights all for guests to enjoy.

Externally, a range of outside bench seating is located on a licensed terrace area that is popular with guests in the summer months.

Included within the asking price of the Hotel is all of the furnishings, with the exception of a couple of personal items belonging to the current owners. All fixtures are included as well as the stock, equipment, property owning and trading business as well as the website. booking system and all future bookings.

The trading performance of the Hotel has generated impressive financial results since it has been under the stewardship of the current owners, however despite this there are options for these returns to be increased

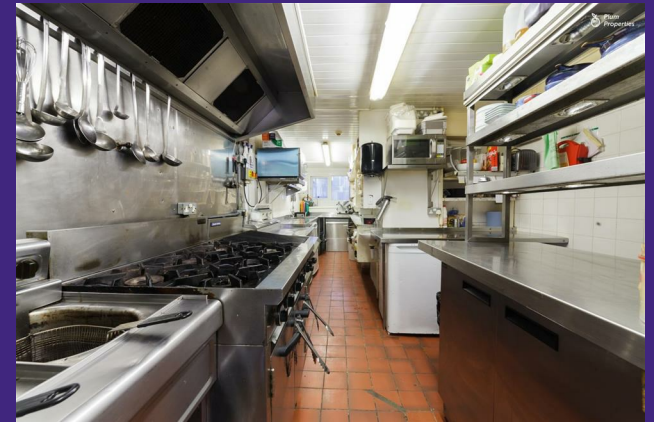
by new owners such as generating revenue of the Christmas and New Year calendar or by letting the 3 bed apartment to name a few. The financial statements for the hotel will be made available to genuinely interested parties, subject to executing an appropriate non disclosure agreement.

Additional information

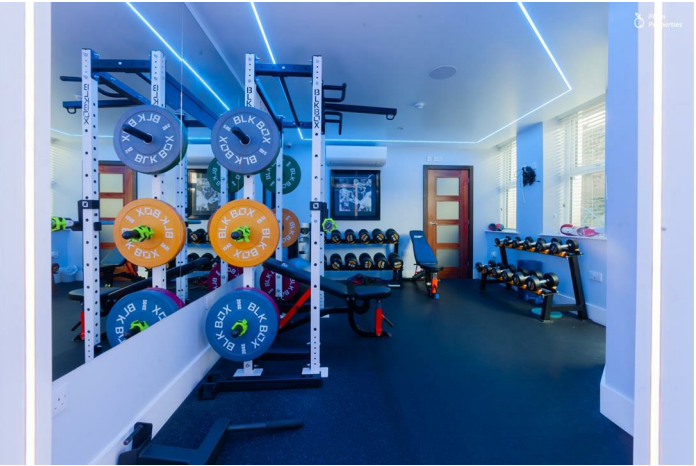
- Full Rebuild/renovation of Hotel Completed 2021 including New Electrics
- uPVC Windows Throughout
- Boiler Room Housing 2 Oil Fired Boilers
- Fully Equipped Commercial Kitchen
- Laundry Room including 2 Washing Machines of which one is a commercial machine and 4 Dryers
- Fully Equipped Gym with Cardio Equipment, Weights, Sauna and Changing Rooms.
- Stock Room, Office and Store Rooms
- All Regulations, Permissions and Insurances Up to Date
- Offered for Sale Chain Free

Directions

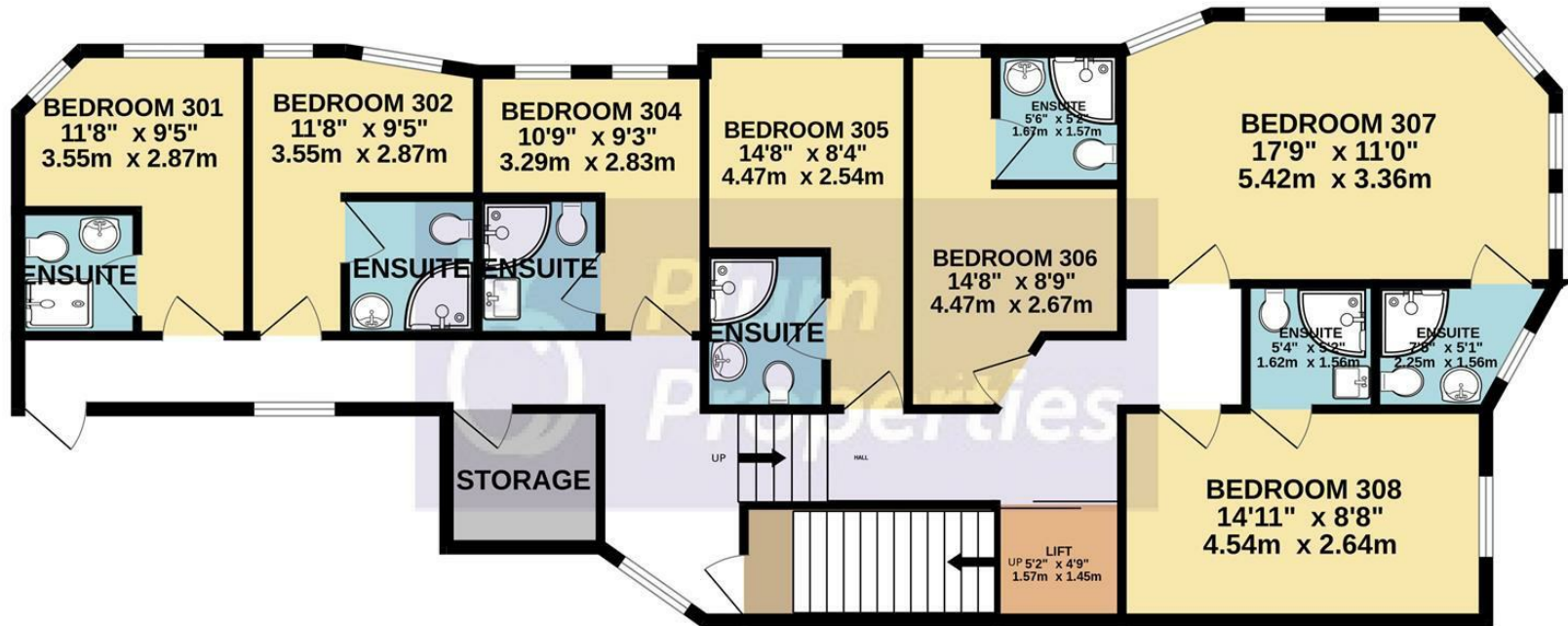
Travelling along Douglas Promenade from the sea terminal proceeding past both roundels, where immediately prior to reaching Castle Mona the Hotel can be found on the left hand side.







THIRD FLOOR
1264 sq.ft. (117.5 sq.m.) approx.



TOTAL FLOOR AREA : 1264 sq.ft. (117.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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T: 01624 820600
E: hello@plumproperties.im
W: www.plumproperties.im

Head Office Sales
1 Athol Street
Douglas
Isle Of Man
IM1 1LD

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements