



THE SHORE HOTEL, GANSEY

PORT ST MARY, IM9 5LZ

OFFERS OVER £3,000,000
FREEHOLD

An iconic property located on the southern coastline with serene views across Gansey Bay, the Shore has been providing hospitality services to the Islands residents and visitors for over a century.

We are delighted to bring to market The Shore Hotel, offering the opportunity to acquire a well established and successful hospitality business in addition to the freehold of the real estate, the fixtures and fittings and future bookings.



• Freehold for Sale of Iconic Sea Front Hotel, Bar & Restaurant • Award Winning Restaurant with 50 Covers • Warm and Homely Bar, Licenced for 90 • 4* Hotel Offering 5 Luxurious Suites with Idyllic Coastal Views • Nantucket Styled 2 Bed Beach House with Private Balcony • 38 Bay Private Car Park • Licenced Sea Front Terrace and Beer Garden • Highly Profitable Organisation with Opportunity to Create Additional Value • All Fixture, Fittings and Future Bookings Included • Chain Free



Overview

Nestled along the picturesque shore line of Gansey Bay, the iconic Shore Hotel presents a rare opportunity to acquire a thriving and profitable hospitality business paired with breathtaking beachfront real estate on the southern coast of the Isle of Man.

The property encompasses a warm and comfortable licensed public house, an award-winning restaurant allowing diners to indulge in its culinary excellence, and luxurious hotel accommodations that embody the charm and style of coastal life. Additionally, the beach house styled holiday accommodation offers guests a unique experience, ensuring a continuous stream of guests throughout the year.

Externally, the property boasts a generous 38-bay car park, along with a licensed terrace and beer garden that provide ample outdoor seating for patrons to enjoy the stunning views. The sale of the business includes all fixtures and fittings, as well as future bookings for both the hotel and holiday accommodations, ensuring a seamless transition for the new owner.

While the current owners have established an efficient operation, there are opportunities for expansion to further enhance revenue generation. Plans have already been drawn up to create additional tourist accommodation, allowing for the potential to capitalise on the growing demand for holiday stays in this idyllic location.

This property is not just a business; it is a lifestyle opportunity that combines the beauty of coastal living with the potential for significant financial success. Whether you are an experienced hospitality professional or an aspiring entrepreneur, this unique offering is not to be missed.

Public House

The Shore Hotel is a remarkable Georgian building that has been a cherished establishment offering hospitality services for over a century. This iconic property not only serves as a hotel but also as a vibrant public house, offering a warm and inviting atmosphere that attracts both locals and visitors alike.

The building is licensed to accommodate up to 90 patrons, featuring an outdoor terrace and a delightful beer garden, perfect for enjoying the stunning coastal views while sipping on a selection

of craft beers.

Owned and successfully managed by the current operators for over 20 years, The Shore Hotel has become a beloved destination for residents and visitors from across the island and beyond.

The bar area has been fully refurbished to high standards, blending traditional charm with modern comforts. With beamed ceilings and a mix of stone and carpeted flooring, the space offers a variety of inviting seating options, from cosy leather sofas, stylish cow hide window seats for larger parties, low and high tables as well as dedicated bar seating, catering to all preferences.

The bar operates as a free house, free from binding supply agreements, which allows for a diverse range of drinks to be offered. Beneath the bar, specialised cellar cooling equipment ensures optimal storage for kegs, maintaining the quality of the drinks served.

Restaurant

The award-winning restaurant, celebrated for its exquisite menus offers a warm and welcoming atmosphere. With the capacity to serve up to 50 covers, the restaurant has become a preferred dining destination for both locals and visitors alike.

Praised for their high quality cuisine, the talented chefs take pride in crafting culinary delights using fresh, locally sourced ingredients, making every meal a memorable experience. The fully stocked professional kitchen supports the restaurant's ability to offer a diverse menu throughout the day, all year round, whilst also providing a bar menu for those seeking a more casual dining experience in the pub.

Tourist Accommodation

This exquisite four-star hotel presents an exceptional opportunity for those seeking a luxurious retreat, perfect for those seeking to unwind and relax. Recently refurbished to the highest standards, the property boasts five sumptuous suites, each thoughtfully designed to offer breathtaking, uninterrupted views of the dramatic coastline and the stunning Gansey Bay. One suite also enjoys a charming outlook over the rolling countryside, providing a perfect blend of coastal and rural beauty, whilst two share a spacious balcony, perfect for basking in the sun during the day and enjoying

the spectacular evening sunsets.

With a fully equipped first floor Kitchen, an opportunity exists to create a managers accommodation as required.

In addition to the main hotel, a beautifully converted two-storey boathouse offers a unique Nantucket-styled beach house tourist accommodation. This thriving two-bedroom property is perfect for guests seeking a private and independent experience while still enjoying the amenities of the bar and restaurant on-site.

The top floor of the beach house features open-plan living accommodation, complete with a fully equipped kitchen and a stunning window wall that floods the space with natural light. Access to a large terraced balcony further enhances the appeal, making it an ideal spot for relaxation and entertainment. Two beautifully presented bedrooms are located on the lower floor, one of which benefits from premium en suite facilities, which a matching shower room completed the ground floor accommodation.

Due to its ongoing popularity, the owners have had plans drawn up to create a further 'beach house' styled tourist accommodation, which subject to obtaining the necessary planning requirements is an excellent opportunity to further enhance the profitability of this already successful business.

Location

Located in the middle of the Irish Sea, equidistant between England and Ireland the Isle of Man is known for its stunning natural beauty, lower crime rates, and strong sense of community, making it an ideal place to raise families. Using laws based on the English legal system and an hours flight from London with daily transport links across England the Isle of man is becoming the destination of choice for those seeking an alternative lifestyle.

The Isle of Man offers a pro business environment and long term financial stability, coupled with an attractive tax regime with no inheritance tax, corporation tax or capital gains tax to speak of, and for top earners, a cap on income tax.

With excellent schools, shorter commute times, and less congestion compared to major UK cities, families can enjoy a more relaxed

and fulfilling lifestyle. Additionally, the Isle of Man offers a range of outdoor activities, from hiking and cycling to water sports, fostering a healthy and active way of life for both children and adults.

The Hotel is popular with golfing tourists, with three golf courses each situated within a ten minute drive including the championship course located on the Castletown coastline. And with the Island renowned as the motor bike road racing capital of the world for the annual TT and Grand Prix festivals, as well as hosting many other national and international motorsport events, the Hotel well placed to benefit from the tourists that flock to the Island for these events seeking quality accommodation and hospitality.

The Shore Hotel is located on the south of the Island, a stones throw from the family friendly towns of Port St Mary and Port Erin, within a ten minute drive to the airport and private schools, and Douglas, the Island's thriving capital reachable within 25 minutes.

The Opportunity

Offered for sale at offers over £3m, The Shore Hotel offers the opportunity to acquire a well established and successful hospitality business in addition to the freehold of the real estate, the fixtures and fittings and future bookings. Further, subject to obtaining the necessary planning, due to the popularity of the Boat House, there is an opportunity to expand the tourist accommodation by constructing an additional beach house styled properties to enhance both the capital value of the property and the ongoing profitability of the business.









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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