



Broadway Park Hotel

Ref: 3847989

Melville Street, Sandown, Isle of Wight, PO36 9DJ

Freehold: £2,500,000

106 Letting bedrooms

Extensive public areas

Ballroom (120) - Restaurant (150)

Large grounds - 1.69 hectares

Separate detached bungalow

Potential for redevelopment (STPP) - EPC: 58/C



The Property was originally built as a family residence with origins that date back to 1870 and first opened as a hotel in approximately 1960. The Property is formed by a large original building which has been substantially extended to provide function areas and in total 104 guest bedrooms, lounge areas and restaurant. The original property is of traditional stone construction.

There are two principal extensions, both of brick construction and arranged over four floors. In addition, there is a bungalow of brick construction within the grounds, which is let to a third party.

The Property lies within extensive landscaped grounds extending to approximately four acres surrounded by mature trees. In recent years, the outdoor swimming pool has been filled in to extend an external terrace area.



External Details

On the site of the hotel is a detached bungalow which we are informed is rented on an AST and is managed by local estate agents.

Externally, a swimming pool has been filled in to provide a larger external seating area. The car park is tarmac paved and has space for c40 cars and three coaches.

The site extends to approximately 1.69 hectares (4.17 acres).

Internal Details

- * Reception
- * Hotel Lounges
- * Bar (80)
- * Restaurant (150 Covers)
- * Ballroom (120 Covers)
- * Commercial Kitchen



Letting Accommodation

The hotel includes 106 letting bedrooms. The accommodation comprises:

- 51 double bedrooms
- 39 twin bedrooms
- 9 single bedrooms
- 5 Family
- 6 Staff Accommodation
- 2 Driver's rooms

Fixtures & Fittings

All owned fixtures and fittings are included in the sale.

Owner's Accommodation

There is a detached bungalow situated to the rear of the hotel which is currently let out on an Assured Shorthold tenancy. Further information will be provided in the dataroom.

Location

The coastal town of Sandown is situated on the south-eastern side of the Isle of Wight about three miles northeast of the neighbouring resort of Shanklin and five miles west of Bembridge. There are vehicle ferries from the mainland on the northern coast with Portsmouth/Fishbourne, Southampton/Cowes and Lymington/Yarmouth crossings.

There is also a regular hovercraft service between Southsea and Ryde from which train services are available for Sandown and Shanklin. The Property is situated at the north side of Sandown within an established residential area. There is another hotel in proximity to the Property along with a range of smaller hotels and guest houses which is typical for the area. There is a public park close to the Property.

The Island railway line runs immediately to the west boundary of the Property with Sandown Station a short walking distance.





Business Rates

Rateable value with effect from 1 April 2023: £98,000.

Tenure

Freehold

Trading Information

Trading information can be made available upon agreement to Christie & Co's online NDA. Please visit the data room (www.christieco-dataroom.com) and specify the name of the hotel (Broadway Park Hotel).

The Opportunity

Whilst the hotel is available to acquire on a single asset basis, Christie & Co are selling other hotels across the UK for the same seller. Additional information can be provided on request. Please contact the following for any multi asset enquiries

Jeremy Jones, Head of Brokerage (jeremy.jones@christie.com)

Ed Bellfield, Regional Director (ed.bellfield@christie.com)

Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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