

FOR SALE

PROMINENTLY LOCATED FULL-SERVICE HOTEL CLOSE TO BOURNEMOUTH SEA FRONT



The Queens Hotel & Spa
Meyrick Road, East Cliff, Bournemouth, BH1 3DL [///clean.motel.island](http://clean.motel.island)

Find out more at
www.g-s.co.uk

- **Prominent location a short distance from Bournemouth seafront yet within easy reach of the town centre**
- **109 en-suite letting bedrooms**
- **Restaurant, bar and extensive function facilities**
- **Leisure facilities including an indoor swimming pool, jacuzzi, sauna, treatment rooms and relaxation lounge**
- **Hotel has benefited from significant capital expenditure**
- **Scope for further investment**
- **Potential for branding**
- **Car parking**
- **Long leasehold, expiring on 22 January 2119**
- **Offers invited by 5.00pm on 4 April 2024**



For sale on the instructions of Philip Dakin and Janet Burt of Kroll Advisory Ltd, Joint Administrators of Gordon Hotels Limited (In Administration) (“the Company”). The affairs, business and property of the Company are being managed by the Joint Administrators, who act as agents for the Company and without personal liability. The Joint Administrators are licensed in the UK by the Insolvency Practitioners Association and governed by the Insolvency Code of Ethics.

INTRODUCTION

GRAHAM + SIBBALD IS DELIGHTED TO OFFER FOR SALE, ON AN EXCLUSIVE BASIS, THE QUEENS HOTEL & SPA, AN EXTENSIVE PROPERTY THAT HAS BENEFITED FROM SIGNIFICANT CAPITAL EXPENDITURE. IT IS PROMINENTLY LOCATED CLOSE TO BOURNEMOUTH TOWN CENTRE AND THE SEA FRONT WITH SPECTACULAR VIEWS TO THE ENGLISH CHANNEL.

The hotel building was constructed in 1932 and then extended in the late 1960s. Accordingly, its original design was influenced by the art deco movement and the hotel has been updated in recent years through significant capital investment. It now presents prospective purchasers with the opportunity to further invest in the property.



LOCATION

The Queens Hotel & Spa is located in a prime trading location surrounded by tree-lined roads and only a couple of minutes' walk from East Overcliff Drive, where far reaching views to the English Channel, Isle of Wight and Isle of Purbeck can be enjoyed. Below East Overcliff Drive is the popular Bournemouth Beach, which is often considered to be one of the best beaches in the UK. The beach is situated in the middle of a c.10 mile stretch of sand running from Hengistbury Head to the east of the hotel and Sandbanks to the west. The historic landmark of Bournemouth Pier is about 15 minutes' walk from the hotel and has a variety of indoor and outdoor activities, restaurants and cafes. Close to the Pier's entrance is the Bournemouth International Centre, one of the largest entertainment, exhibition and conference venues in southern England, and it has been confirmed that the hugely popular annual Bournemouth Air Festival will be taking place at the end of August 2024, which takes place between Bournemouth and Boscombe Piers.

Bournemouth is situated to the west of the popular New Forest and to the east of Poole Harbour, one of the largest natural harbours in the world. Bournemouth is reached by the A338, which connects to the arterial A31 that runs along the northern edge of the Bournemouth and Poole conurbation. To the north of the town is Bournemouth Airport that flies direct to a range of international destinations. The centre of Bournemouth is approximately 1 mile to the west of the hotel and the railway station is about a 0.75 miles to the north east of the property.

The hotel site sits between the corners of Gervis Road/Meyrick Road (north western corner of the site) and Grove Road/Meyrick Road (south western corner of the site). The area surrounding the property mainly comprises other hotels and residential buildings. The nearby town centre of Bournemouth has a range of commercial uses with the majority being in the service sector. The adjacent town of Poole also has a service sector, along with various other businesses including the Port of Poole, RNLI headquarters and Sunseeker motor yachts.





THE PROPERTY

This imposing property is arranged over lower ground, ground and four upper floors. The building dates from the early 1930s and was substantially extended in the late 1960s. It was purchased in 2020 and the owners reportedly invested approximately £3m in upgrading the full-service hotel. There is scope for further investment to finalise the extensive work that has been undertaken.

PUBLIC AREAS

Ground Floor

The hotel is entered from the Meyrick Road side of the building. External steps lead up to automatic sliding doors that open to a spacious reception lobby with comfortable seating. There is access to all of the ground floor public areas and the lower ground and upper floors can be reached via lifts and a staircase. The hotel's leisure facilities can be accessed internally and also by an external entrance adjacent to the hotel's main entrance.

Letting Bedrooms

The hotel provides 109 ensuite letting bedrooms that are located on the first to fourth floors and which are accessible by a staircase and passenger lift. The hotel has a range of bedroom types and all benefit from flat screen smart televisions, a variety of in-room amenities and complimentary Wi-Fi. The 1930s element of the hotel has a range of bedroom sizes and configurations. The bedrooms in the 1960s part of the property are more regular in size and the first floor bedrooms benefit from balconies.

Bedroom Type	Quantity
Suite	8
Double & Trundle	7
Superior King	14
Superior Twin	20
Standard Double	46
Standard Twin	1
Cosy	11
Accessible	2
Total	109



Lounge Bar

Accessed directly from the hotel's reception lobby is the well appointed Kraken Bar lounge area, which has a horseshoe bar with stools arranged around it. There is a range of comfortable seating, an imitation fireplace and a large wall mounted television. There is an opening through to The Snug, which is a small meeting room at the front of the property. Doors open from the rear of the lounge area to the hotel's garden area.

Green Room Restaurant and Coffee Lounge

The restaurant area is accessed directly from the hotel's reception lobby. It comprises a coffee lounge, with a range of comfortable seating, that opens to the extensive Green Room Restaurant. There are doors connecting the restaurant to the Studland Suite. To the rear of the Green Room Restaurant it is open plan to the Lulworth area that can be used by coach parties and as overflow dining.

Function Facilities

The hotel benefits from having two large function areas, with the largest Suite able to accommodate up to 200 delegates (theatre style).



Room	Description	Capacity
Studland Suite	<ul style="list-style-type: none"> Natural light Air conditioning Private bar External entrance Private facilities 	<ul style="list-style-type: none"> 200 Theatre 180 Banquet (no dance floor) 140 Banquet (dance floor) 120 Cabaret 40 Boardroom
Studland West (part of Studland Suite)	<ul style="list-style-type: none"> Natural light Air conditioning Subdivides into A&B sections 	<ul style="list-style-type: none"> 50 Theatre 40 Banquet 24 Cabaret 24 Boardroom
Purbeck Suite	<ul style="list-style-type: none"> Natural light Direct access to garden area Private bar 	<ul style="list-style-type: none"> 140 Theatre 120 Banquet (no dance floor) 100 Banquet (dance floor) 80 Cabaret 25 Boardroom

In addition to the main function areas there are the following small meeting areas:

- Lulworth – to the rear of the Green Room Restaurant
- The Snug – board room style meeting area off the Kraken Bar lounge
- Boardroom – located on the lower ground floor and being used for storage



Leisure Facilities

The hotel boasts a health and fitness area that is located at the lower ground floor. The facility comprises an indoor heated swimming pool, sauna, jacuzzi, gym, nail bar, nine treatment rooms and a relaxation room.

While this facility has benefited from investment and is available for use by the hotel's guests, work is required to complete the external entrance and other parts of the facility to make it fully operational.

ANCILLARY AREAS

The hotel has a wide range of back of house facilities and amenities to support the day-to-day running of the business including:

- Commercial kitchen – a large area that connects to the hotel's main dining and function area
- Ladies, gents and accessible WCs
- Reception office
- Administration and management offices
- Laundry and linen stores
- Maintenance area
- Staff facilities
- Spirit and wine store
- Boiler and plant rooms

EXTERNAL AREAS

There is parking for around 60 cars to the front and side of the hotel. Due to the property's prominent location, the parking is monitored to ensure it is for the benefit of hotel guests. To the south side of the hotel's site there is a discreet garden area that can be accessed via the Kraken Bar and Purbeck Suite.

SERVICES

We have been advised that the property is connected to mains electricity, gas, water and drainage.







FIXTURES + FITTINGS

We are advised that certain fixtures, fittings and other items are associated with the running of the business are leased. The Vendor will only sell whatever right, title or interest that they have in the business, assets and property. The business, assets and property are sold as seen, in their existing condition and the purchaser is understood to have inspected and made all necessary enquiries to satisfy itself as to their condition and status.

TRADING INFORMATION

The Queens Hotel & Spa's prominent location makes it an attractive destination for leisure and corporate guests. It was acquired in 2020 has benefited from extensive capital investment. It has been operated, by a third party management company, under the terms of a franchise agreement with an international hotel company. However, the hotel is being sold unencumbered by the management agreement.



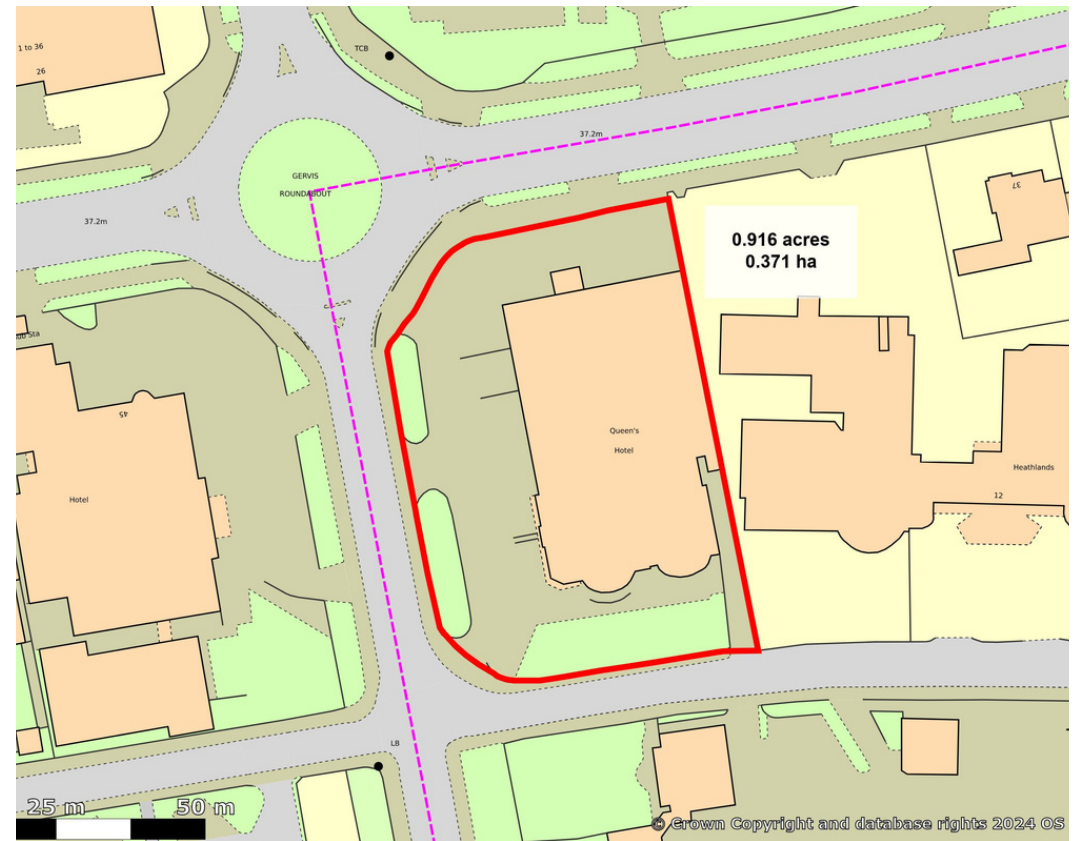
A data room containing trading information is available to seriously interested parties who have completed a Non-Disclosure Agreement, a copy of which is available on request from the sole selling agent.

BUSINESS RATES

We understand that the rateable value for the year commencing 1 April 2023 is £139,250

PLANNING

We understand that the property has a valid consent for its current use. However, we would advise interested parties to make their own enquiries with the local planning authority (Bournemouth, Christchurch and Poole (BCP) Council) in this regard.



TENURE

The hotel is owned on a long leasehold basis by virtue of a lease dated 29 November 2022 for a term of 99 years (less one day) from and including 24 January 2020 to and including 22 January 2119.

Lease documentation is included in the data room.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC assessment of 51 | C that is valid until the 10 February 2032. A copy of the certificate is included in the data room.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be payable at the prevailing rate where applicable. It is understood that an option to tax land and buildings has not been made and, therefore, prospective purchasers should consult their accountant/solicitor for professional advice in this respect.

DATA ROOM

A data room has been prepared and is available to seriously interested parties who have completed a Non-Disclosure Agreement, a copy of which is available on request from the sole selling agent.



ASKING PRICE

Offers are invited for the property's long leasehold interest, which is being sold by the Joint Administrators of Gordon Hotels Limited (In Administration) ("the Company").

The affairs, business and property of the Company are being managed by the Joint Administrators, Philip Dakin and Janet Burt, who act as agents for the Company and without personal liability. Both are licensed in the UK by the Insolvency Practitioners Association and governed by the Insolvency Code of Ethics.

ANTI-MONEY LAUNDERING (AML)

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

VIEWING ARRANGEMENTS

Viewing arrangements are strictly via a prior appointment through the owners sole agents Graham + Sibbald. Under no circumstances should any party make a direct approach to the business, the staff or the management of the hotel.

The vendor will only sell whatever right, title or interest that the Vendor has in the business, assets and property. The business, assets and property are sold as seen, in their existing condition and the purchaser is understood to have inspected and made all necessary enquiries to satisfy itself as to their condition and status. No warranties or representations will be given by the vendor or the Joint Administrators including (but not limited to) matters relating to the business, assets and/or property. The purchaser accepts that the Joint Administrators, Philip Dakin and Janet Burt of Kroll Advisory Ltd, act as agent for the Company without any personal liability.

To arrange a viewing please contact:



James Williamson
Director

James.Williamson@g-s.co.uk
07717 361 856



1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.

2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.

3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

5. A list of Partners can be obtained from any of our offices.

Date published: March 2024

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