

*Long Established 12 Bedroom Hotel of
Great Character Located Between
Shops & Pier with High Quality
Fittings Throughout*



MINTON LODGE
4 ST JOHNS ROAD, BOSCOMBE, BOURNEMOUTH, DORSET BH5 1EL

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LOCATION

Sovereign shopping centre and O2 Academy approx. 0.3 miles. Boscombe Pier and Coastal Activity Park approx. 0.4 miles. Bournemouth Travel Interchange and Mainline Railway Station just over 1 mile. Bournemouth Town Centre approx. 1.5 miles. Christchurch Town Centre approx. 3½ miles. Bournemouth International Airport within 6.5 miles.

FEATURES

Character Victorian building. Extensive refurbishment and improvement programme in present ownership. Quality furnishings and fittings throughout. UPVC double glazing. Gas fired central heating. Generous car parking for up to 11 vehicles. Electric car charging point. CCTV system. Genuine retirement sale after 41 year ownership.

SUMMARY OF ACCOMMODATION

Ground Floor

Entrance Lobby

Opening into **RECEPTION HALL**.

RESIDENTS LOUNGE

Comfortably seating 8-10 persons with feature square bay window, carved wood fire surround with tiled inset and hearth.

DINING ROOM

With feature square bay window, comfortably seating 20 covers on quality oak dining furniture, carved wood fire surround with tiled inset and living flame effect gas fire, matching ceiling lights. **Guest Use Kitchen** with bank of spotlighting, modern shaker style units with quartz work surfaces over, breakfast bar, inset sink unit with filter tap, microwave oven, American style fridge freezer, strip wood flooring, door to rear garden.

MAIN KITCHEN/BREAKFAST ROOM

With extensive range of contemporary kitchen units with quartz work surfaces and upstands over, tiled splashbacks, tiled flooring, 2 built in fan ovens (one with plate warmer), 5 burner gas hob, integrated fridge, freezer and dishwasher (all Miele appliances), gas fired aga, television point, double inset sink unit with Quooker 7 litre instant boil/chilled water tap, wash hand basin, fitted window blind, door to rear of the property.

Owners Accommodation

LIVING ROOM

With bright dual aspect, comfortably seating 4 persons, feature fire surround, tiled inset with living flame effect gas fire, television point, fitted window blinds.

BATHROOM

With panelled bath, close coupled WC, wash hand basin.

OFFICE/WALK IN STORE ROOM

With Miele fridge/freezer.

BEDROOM

DOUBLE with range of fitted wardrobes.

BEDROOM 14

DOUBLE with en-suite shower room.

Stairs to:

First Floor

Landing

With built in storage cupboards.

BEDROOM 1

DOUBLE with en-suite shower room.

BEDROOM 2

DOUBLE with en-suite shower room.

BEDROOM 4

FAMILY 3 with en-suite shower room.

BEDROOM 5

DOUBLE with en-suite shower room.

BEDROOM 6

TWIN.

SHOWER ROOM (Private to Bedroom 6)

BEDROOM 7

DOUBLE with en-suite shower room.

BEDROOM 8

DOUBLE.

SHOWER ROOM (Private to Bedroom 8)

BEDROOM 9

DOUBLE with en-suite shower room.

Stairs to:

Second Floor

Landing

BEDROOM 10

DOUBLE with en-suite shower room.

BEDROOM 11

SINGLE with en-suite shower room.

BEDROOM 12

DOUBLE with en-suite shower room.

Outside

To the front of the property there is a tarmacadam car park marked for 11 vehicles with in and out driveways and electric car charging point. To the rear of the property there is a decked and paved patio area with fence, tree and shrub borders. Timber store room with pitched roof. **Extensive Garage/Workshop** with power, lighting and inspection pit.

TRADING & BUSINESS

In the current ownership a loyal repeat trade has been built up, however, in recent years the owners have chosen to operate the business in semi-retirement with a restricted trading pattern. Further financial information can be provided to genuinely interested parties.

WEBSITE ADDRESS

www.mintonlodge.co.uk

RATEABLE VALUE

£7,800 at the Uniform Business Rate of 49.9p in the £ for 2024/25. For the year 2024/25 small businesses with a rateable value up to £12,000 will receive 100% rates relief. Council Tax Band "A". Information taken from the Valuation Office Agency website.

TENURE

FREEHOLD.

PRICE

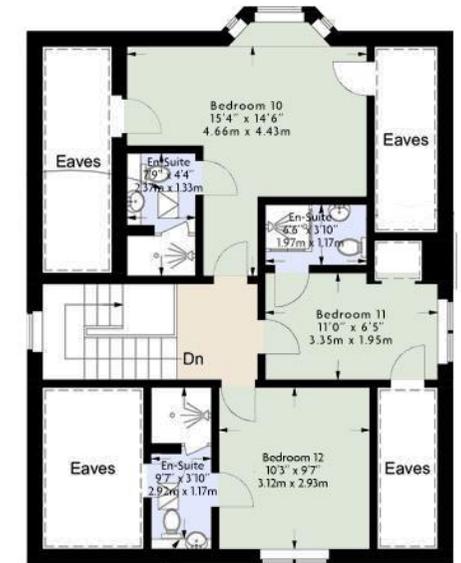
£1.25 million to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.



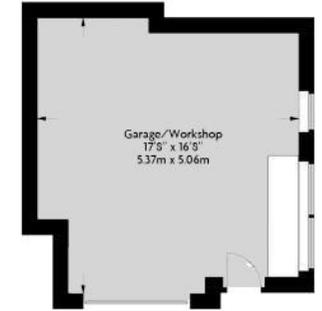
Ground Floor



First Floor



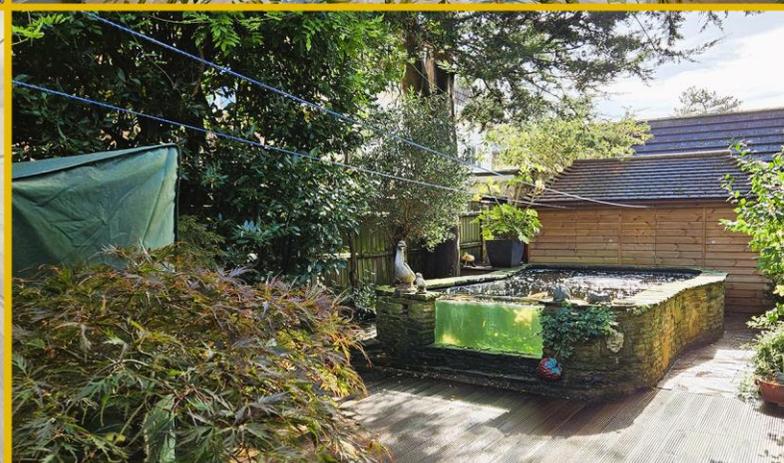
Second Floor



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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