




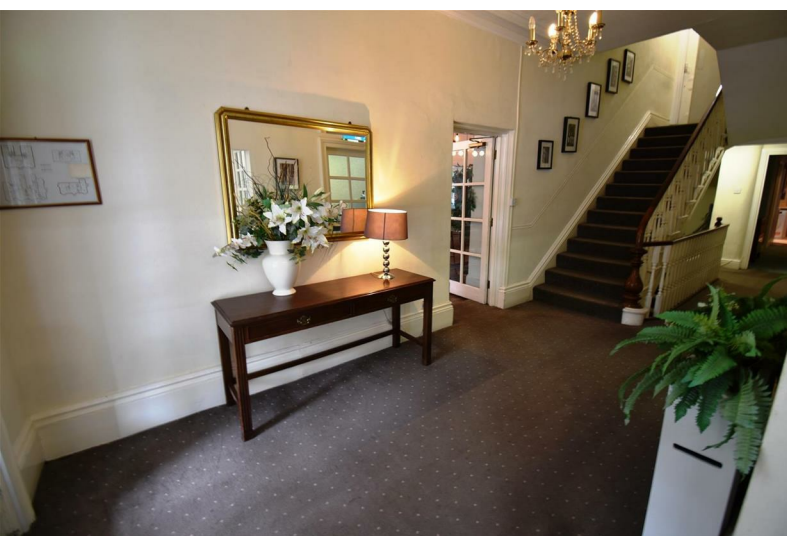


The Portland Hotel 32 St. Johns Road

Buxton, SK17 6XQ

£950,000

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**** DEVELOPMENT OPPORTUNITY **** We are delighted to be able to offer for sale this impressive stone property, conveniently situated for the town centre, The Pavilion Gardens and The Opera House. MOST RECENTLY USED AS A HOTEL BUT SUITABLE FOR A VARIETY OF USES, PLANNING PERMISSION HAS BEEN GRANTED FOR CHANGE OF USE FROM A HOTEL TO C3 HOLIDAY LETS (planning reference HPK2022/0521). This substantial bay fronted property offers 22 en suite guest bedrooms which are located on the first and second floor and there is spacious ground floor accommodation including an entrance hall, reception, sitting room and lounge/dining/bar area. Also on the ground floor is a commercial kitchen with preparation areas and store rooms. The current owners occupy a one bedroom ground floor flat located off the main entrance hall and there is access from the hall to the lower ground floor with ladies and gents toilets and store rooms. Externally there is car parking to the front and side as well as a garden terrace/sitting area. Viewing is highly recommended.

DIRECTIONS

From our Buxton office turn right and bear left at the roundabout. Turn left into St Johns Road and the property can be found after a short while on the right.

LOCATION

The Portland Hotel is situated on St Johns Road and is within a short distance of The Pavilion Gardens, The Opera House and the town centre with a range of amenities including shops, cafes, restaurants etc. Buxton itself is a Roman Spa town which is famous for its mineral and spring water and sits amongst

some of the most beautiful countryside in England, being on the edge of the Peak District National Park whilst being accessible to the cities of Manchester, Sheffield and Derby. The town boasts magnificent architecture, some dating back to the early 17th century including the Crescent, a superb example of the Georgian period built around 1780 for William Cavendish the Duke of Devonshire by John Carr of York. Buxton Opera House is one of the main attractions and many visitors to the town will sample its mineral and spring water, stroll through the Victorian Pavilion Gardens and enjoy the surrounding Peak District National Park countryside. There is a direct train link from Buxton into Stockport and Manchester while Manchester Airport is approximately 25 miles from the town.

GROUND FLOOR

Entrance Hall

Stairs to first floor and stairs to lower ground floor.

Hotel Reception

Office

Sitting Room

Bar/Lounge/Dining Room

Commercial Kitchen

With preparation area and store rooms.

PRIVATE OWNERS ACCOMMODATION

With entrance hall, lounge, bedroom, kitchen and bathroom.

LOWER GROUND FLOOR

Ladies wc

Gents wc

Store Rooms

FIRST FLOOR

Landing

En Suite Guest Rooms

SECOND FLOOR

Landing

En Suite Guest Rooms

OUTSIDE

Paved garden terrace to the side

Car Parking

Car parking at the front and side of the building.

RATEABLE VALUE

The vendors have advised that the rateable value is £13,250.



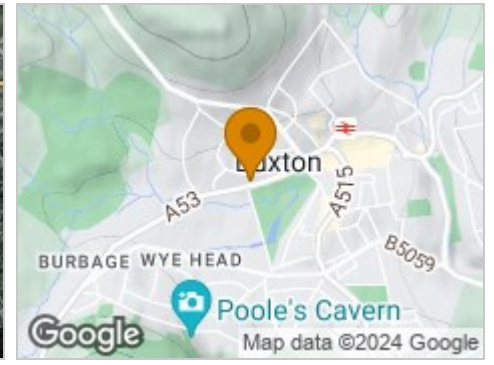
Road Map



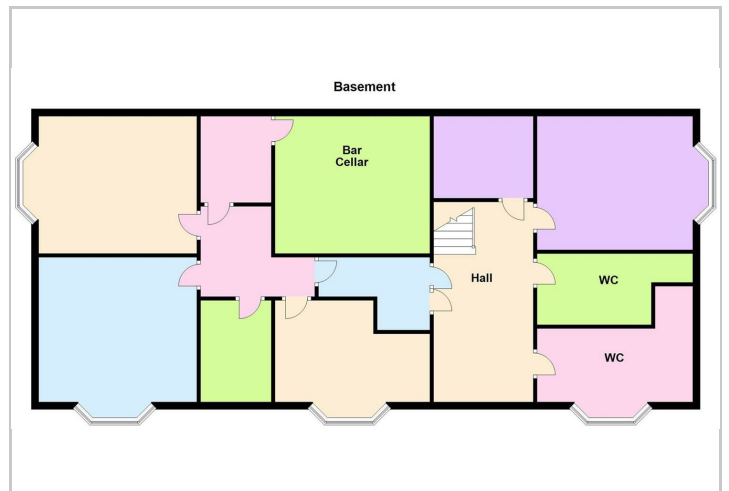
Hybrid Map



Terrain Map



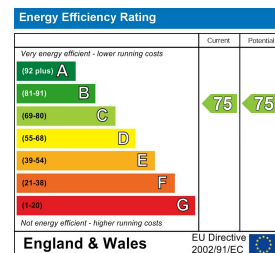
Floor Plans



Viewing

Please contact our Jon Mellor & Company Office on 01298 24383 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Important Notice

Jon Mellor & Company, their solicitors and joint agents give notice that:

- They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.
- Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning building regulation or other consents and Jon Mellor & Company have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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