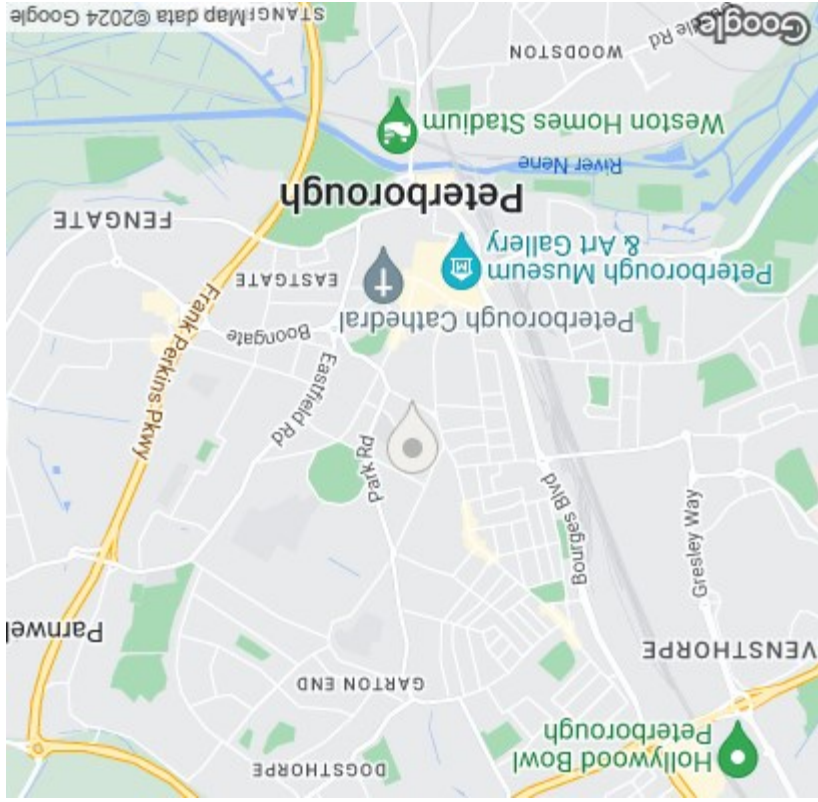


DISCLAIMER: IMPORTANT NOTICE IN ACCORDANCE WITH THE PROPERTY MISDESCRIPTIONS ACT (1991) WE HAVE PREPARED THESE SALES PARTICULARS AS A GENERAL GUIDE TO GIVE A BROAD DESCRIPTION OF THE PROPERTY. THEY ARE NOT INTENDED TO CONSTITUTE PART OF AN OFFER OR CONTRACT. WE HAVE NOT COME OUT A STRUCTURAL SURVEY AND THE SERVICES, APPLIANCES AND SPECIFIC FITTINGS HAVE NOT BEEN TESTED. NEITHER HAS THE AGENT CHECKED LEGAL DOCUMENTATION TO VERIFY THE LEGAL STATUS OF THE PROPERTY OR THE VALIDITY OF ANY GUARANTEE. ALL PHOTOGRAPHS, FLOORPLANS AND DISTANCES REFERRED TO ARE GIVEN AS A GUIDE ONLY AND SHOULD NOT BE RELIED UPON FOR THE PURCHASE OF CARPETS OR ANY OTHER FIXTURES OR FITTINGS. LEASE DETAILS, SERVICE CHARGES AND GROUND RENT (WHERE APPLICABLE) ARE GIVEN AS A GUIDE ONLY AND SHOULD BE CHECKED AND CONFIRMED BY YOUR SOLICITOR PRIOR TO EXCHANGE OF CONTRACTS. PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

England & Wales	
Energy Rating	Approximate annual energy costs
A	£121 - £135
B	£136 - £150
C	£151 - £165
D	£166 - £180
E	£181 - £195
F	£196 - £210
G	£211 - £225

Energy Efficiency Graph



Area Map



Floor Plan

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Burghley Road
 Peterborough, PE1 2QA

Offers In Excess Of £1,500,000

38 36 7

Burghley Road

Peterborough, PE1 2QA

**** Offered with No Forward Chain! ****
 City and County welcome to the market this UNIQUE & RARE OPPORTUNITY to purchase the 'Da Rosalia Hotel'. Occupying five Victorian townhouses in the town centre, this casual, family-run hotel is a ten-minute walk from the Queensgate Shopping Centre and fifteen minutes from Peterborough railway station. The property benefits from gas central heating and uPVC double glazing. This is a fantastic opportunity to convert into different uses or keep as an existing Hotel. The car park is also included within the sale.

The property comprises currently of thirty-eight bedrooms, seven reception rooms and a number of different bathrooms, en-suites and kitchens. Please call the office to enquire further and see our virtual tour for more information.

Entrance Hall

5'4" x 11'4"

Office

6'5" x 20'2"

Office

5'4" x 4'5"

Hallway

6'7" x 20'8"

Bedroom

15'5" x 13'0"

En-Suite

3'11" x 8'11"

Bedroom

8'7" x 12'10"

En-Suite

3'1" x 8'6"

WC

5'0" x 3'0"

Dining Room

11'4" x 16'9"

Bedroom

11'4" x 14'8"

En-Suite

7'1" x 8'9"

Hallway

3'7" x 9'11"

Bathroom

10'0" x 8'2"

Kitchen

11'5" x 9'9"

Living Room

15'7" x 22'7"

Dining Room

13'3" x 29'5"

Utility Room

7'3" x 8'5"

Kitchen

9'8" x 22'1"

Storage Room

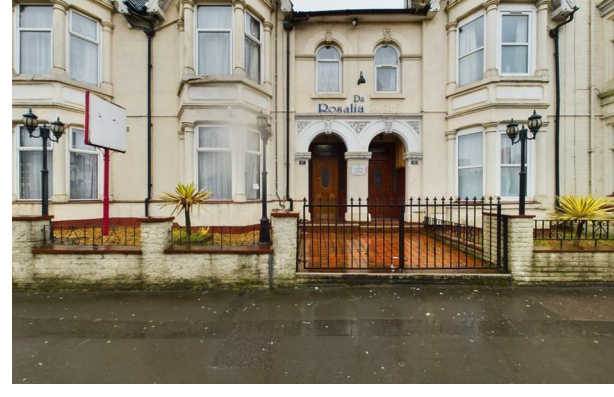
6'9" x 11'6"

Hallway

4'3" x 14'6"

WC

2'11" x 9'3"



Storage Room

6'7" x 2'10"

Reception Room

12'10" x 14'1"

Reception Room

11'11" x 12'8"

Bar

6'7" x 8'11"

Entrance Hall

5'8" x 25'7"

Hallway

2'9" x 4'3"

Shower Room

4'4" x 4'3"

Bedroom

9'2" x 13'4"

En-Suite WC

4'5" x 3'6"

Bedroom

10'11" x 8'7"

En-Suite

8'0" x 7'8"

Utility Room

3'0" x 7'9"

Bedroom

8'7" x 12'3"

En-Suite

8'7" x 2'9"

Entrance Hall

6'0" x 25'9"

Hallway

7'8" x 4'5"

Bedroom

12'8" x 12'1"

En-Suite

7'1" x 4'9"

Bedroom

11'9" x 9'8"

En-Suite

7'0" x 4'9"

Bedroom

10'11" x 13'5"

En-Suite

4'9" x 8'7"

Bedroom

10'9" x 7'3"

En-Suite

5'10" x 8'7"

Rear Entrance

6'11" x 6'4"

Hallway

8'1" x 8'11"

Conservatory

8'6" x 12'7"

Hallway

3'5" x 8'8"

WC

18'10" x 8'7"

Kitchen/Dining Room

