

*Chocolate Themed Boutique  
Hotel with Non-Resident Café  
Bar Potential and Purpose  
Built Owners Maisonette*



**BOURNEMOUTH  
DORSET**

**goadsby**

## LOCATION

Bournemouth International Centre approx. 200 yards. Bournemouth Pier within 600 yards. Bournemouth Square approx. 600 yards. Travel Interchange approx. 1½ miles. Bournemouth International Airport approx. 7 miles.

## FEATURES

Prime “front line” trading position. Distinctive chocolate theme. Corner plot. Trip Advisor Certificate of Excellence. Mostly double glazed. Tea making facilities, wall mounted televisions, day/night blinds and hairdryers to letting rooms. Full gas fired central heating with thermostatic valves. Commercial pumped water system. Fibre broadband. Refurbished en-suites. Fitted bespoke furniture. Air conditioning to some rooms. **Independent 2/3 bedroom owners maisonette.**

## SUMMARY OF ACCOMMODATION

### Ground Floor

#### ENCLOSED ENTRANCE PORCH

With terrazzo flooring, brochure display, fire alarm panel.

#### RECEPTION HALL

With door to courtyard garden. Access to Cellar. **Large Laundry Room** with stainless steel sink, fitted shelving, plumbing for washing machine, space for dryer, pre-lagged hot water cylinder.

#### RECEPTION OFFICE

With dual aspect and outlook over the car park, telephone point, fitted shelving, office furniture.

#### RESIDENTS LOUNGE (Currently in private use)

Comfortably seating 8/10 persons with square bay window. Door to owners’ maisonette.

NB The Residents Lounge could be occupied as either a 14<sup>th</sup> letting bedroom or 3<sup>rd</sup> owners bedroom.

#### LADIES & GENTS CLOAKROOMS

#### PREP KITCHEN

With range of storage units, plastic wall lining, stainless steel work surfaces over, double drainer stainless steel sink unit, sky light, Explair extractor fan, dishwasher, 2 upright larder refrigerators, ice machine, upright freezer, safety flooring, extensive shelving.

#### HOT KITCHEN

With sealed non slip flooring, extensive range of storage and work surfaces, fluorescent strip lighting, extensively tiled walls, commercial 6 burner stainless steel oven, stainless steel extractor hood, electric grill, deep fat fryer, stainless steel work surfaces, 2 microwave ovens, insectocutor, upright display chiller, tiled splashbacks, servery, door to forecourt.

#### CAFÉ BAR/BREAKFAST ROOM

Laid for 14 covers on fitted bench seating and contemporary dining furniture, wood effect laminate flooring, inset downlighting, fitted serving station with marble effect top, integrated storage units,

refrigerator, coffee machine, display shelving, bi-fold doors to trade forecourt.

#### GARDEN ROOM

DOUBLE with en-suite shower room.

#### BEDROOM 1

DOUBLE with mirror fronted wardrobe, en-suite shower room.

#### BEDROOM 2

SUPER KING DOUBLE/TWIN (zip and link) with bay window, en-suite shower room.

#### BEDROOM 3

SUPER KING DOUBLE/TWIN (zip and link) with fitted wardrobe, dresser unit, en-suite shower room.

### First Floor

#### Landing

With laundry/utility cupboard.

#### BEDROOM 4

DOUBLE with en-suite shower room.

#### BEDROOM 5

FAMILY 3 SUPER KING (zip and link) and double sofa bed with built in wardrobe, en-suite shower room.

#### BEDROOM 6

SINGLE with en-suite shower room.

#### BEDROOM 7

FAMILY SUITE Super King Double (zip and link) with square bay window. Arch through to Twin Room (sofa bed) with en-suite shower room.

#### BEDROOM 8

TWIN with en-suite shower room.

### Second Floor

#### Landing

With loft access hatch and laundry/utility cupboard.

#### BEDROOM 9

DOUBLE with en-suite shower room.

#### BEDROOM 10

SUPER KING DOUBLE/TWIN (zip and link) with en-suite shower room.

#### BEDROOM 11

DOUBLE with built in cupboard.

#### SHOWER ROOM (Private to Bedroom 11)

With pivot door enclosure, concealed cistern WC, vanity unit.

#### BEDROOM 12

SUPER KING DOUBLE/TWIN (zip and link) with en-suite shower room.

### Self-Contained Owners Maisonette

**Entrance Lobby to Lounge/Dining Room** comfortably seating 4 persons with inset spot lighting, television point, built in storage. Door to residents Lounge. Arch through to **Kitchen** with range of wall and base units, roll edge work surfaces over, Belling halogen hob, built in oven, inset stainless steel sink unit, integrated dishwasher, tiled splashbacks, inset spot lighting, integrated refrigerator, Halstead gas fired boiler independent to the private accommodation, tiled flooring. Door to the rear of the property.

### First Floor

**Landing. Bathroom** with fully tiled walls and floor, spot lighting, panelled bath, close coupled WC, wash hand basin, quadrant shower cubicle, heated towel rail. **Master Bedroom** DOUBLE with television point, walk in wardrobe, recessed storage.

### Second Floor

**Bedroom 2** DOUBLE with loft access hatch, television point, en-suite shower room with double width shower cubicle, fully tiled, heated towel rail, close coupled WC, pedestal wash hand basin, tiled floor, electric shower.

### Outside

To the front and side of the property there is a car park for approximately 10 vehicles and astroturf trade forecourt. To the rear there is an enclosed courtyard garden, fully paved and walled, with timber storage shed, gate providing access to the front of the property. Block built boiler room with 2 Halstead gas fired boilers, fully pumped water system and 2 pre-lagged hot water cylinders with immersion heaters.

### TRADING & BUSINESS

Run single-handedly, we are informed to the year ended 2022 a turnover of £261,230 was recorded yielding an EBITDA figure of £101,608. It is felt the non resident trade could be increased with a more active approach. We have not had sight of accounting information to verify this.

### LICENCES/PERMISSIONS

We understand a full Premises Licence is held. There is potential to add up to 6 rooms over the flat roof s.t.p.p.

### RATEABLE VALUE

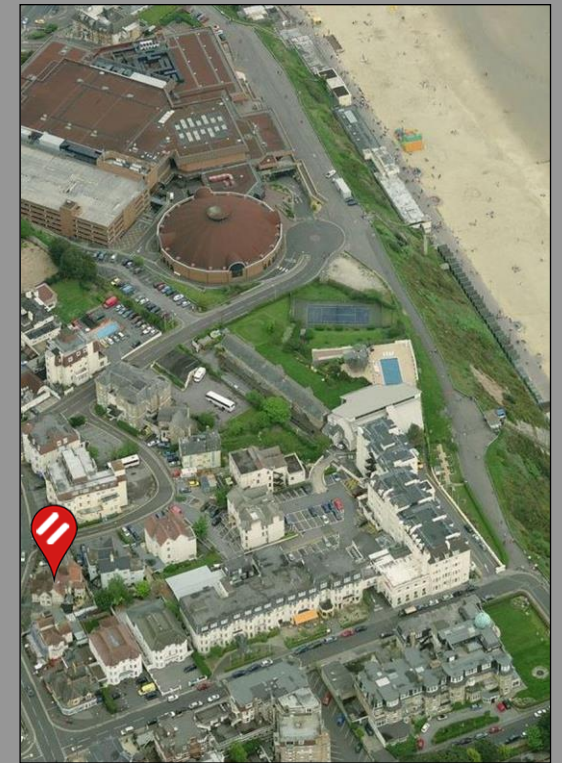
£17,500 at the Uniform Business Rate of 49.9p in the £ for 2023/24. Council Tax Band “A”. Information taken from the Valuation Office Agency website.

### TENURE

FREEHOLD.

### PRICE

£1.2 million to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.



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