

*Prominently Located 32 Bedroom Hotel with
Leisure Facilities Operating on a Profitable
Longer Stay Business Model*



**BOURNEMOUTH
DORSET**

goadsby

LOCATION

International Centre approx. 1,000 yards. Bournemouth Square within ¼ mile. Bournemouth Pier within ¼ mile. Travel Interchange approx. 1¼ miles. Bournemouth International (Hurn) Airport approx. 7 miles.

FEATURES

Prominently located on Bournemouth's West Cliff. Generous site approaching ½ acre with dual access. Well equipped rooms with direct dial telephones, colour televisions, tea making facilities, trouser presses, ironing facilities and hairdryers. Key fob door entry. Indoor leisure with heated swimming pool. Computerised CCTV system. Passenger lift serving all floors. Parking for every bedroom. Residential development potential s.t.p.p.

SUMMARY OF ACCOMMODATION

Ground Floor

Canopied steps into:

RECEPTION HALL

With fitted reception desk and Office behind.

RESIDENTS LOUNGE

Comfortably furnished to seat 20 persons.

COCKTAIL BAR

With fitted bar servery, comfortably seating 30 persons on bench and loose furnishings.

ROOM 1

DOUBLE with en-suite shower room.

BEDROOM 4

DOUBLE with en-suite shower room.

BEDROOM 5

DOUBLE with en-suite shower room.

BEDROOM 6

SUPERIOR FAMILY with en-suite shower room.

BEDROOM 7

FOUR POSTER with en-suite shower room.

Garden Level

GUEST USE KITCHEN/DINING ROOM

With built in storage, flexible seating, woodblock floor and fitted Kitchen Area. Door to rear.

LEISURE SUITE

Comprising heated indoor swimming pool, jacuzzi, sauna and changing room.

BEDROOM 2

SUPERIOR FAMILY with en-suite shower room.

BEDROOM 3

SUPERIOR DOUBLE with en-suite bathroom.

BEDROOM 33

SUPERIOR FAMILY with en-suite bathroom.

First Floor

BEDROOM 8

SINGLE with en-suite bathroom.

BEDROOM 9

SUPERIOR SINGLE with en-suite shower room.

BEDROOM 10

SUPERIOR FAMILY with en-suite shower room.

BEDROOM 11

SUPERIOR DOUBLE with en-suite shower room.

BEDROOM 12

SUPERIOR FAMILY with en-suite shower room.

BEDROOM 14

DOUBLE with en-suite shower room.

BEDROOM 15

SUPERIOR DOUBLE with en-suite shower room.

BEDROOM 16

SUPERIOR SINGLE with en-suite shower room.

BEDROOM 17

DOUBLE with en-suite shower room.

BEDROOM 18

SUPERIOR FAMILY with en-suite shower room.

BEDROOM 19

SUPERIOR DOUBLE with en-suite shower room.

BEDROOM 20

DOUBLE with en-suite shower room.

Second Floor

BEDROOM 21

SUPERIOR DOUBLE with en-suite bathroom.

BEDROOM 22

SUPERIOR FAMILY with en-suite shower room.

BEDROOM 23

TWIN with en-suite shower room.

BEDROOM 24

SUPERIOR FAMILY with en-suite shower room.

BEDROOM 25

DOUBLE with en-suite shower room.

BEDROOM 26

TWIN with en-suite shower room.

BEDROOM 27

DOUBLE with en-suite shower room.

BEDROOM 28

DOUBLE with en-suite shower room.

BEDROOM 29

SUPERIOR DOUBLE with en-suite shower room.

BEDROOM 30

DOUBLE with en-suite shower room.

BEDROOM 31

DOUBLE with en-suite shower room.

Outside

The site extends to just under ½ acre. To the front of the property there is a tarmacadam car park for approximately 10 vehicles. To the rear there is an area of garden and a tarmacadam overflow car park for up to 24 vehicles approached from Durley Chine Road South.

TRADING & BUSINESS

The current business model has been established for ease of operation and to maximise profitability and is forecast to record a net profit in the region of £250,000 for the current year. This can be increased by reintroducing shorter term stays during the peak summer months.

LICENCES/PERMISSIONS

We understand that a Full On Licence is held (but not exploited). We have not had sight of this documentation.

RATEABLE VALUE

To be confirmed.

TENURE

FREEHOLD.

PRICE

£2,995,000 to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.

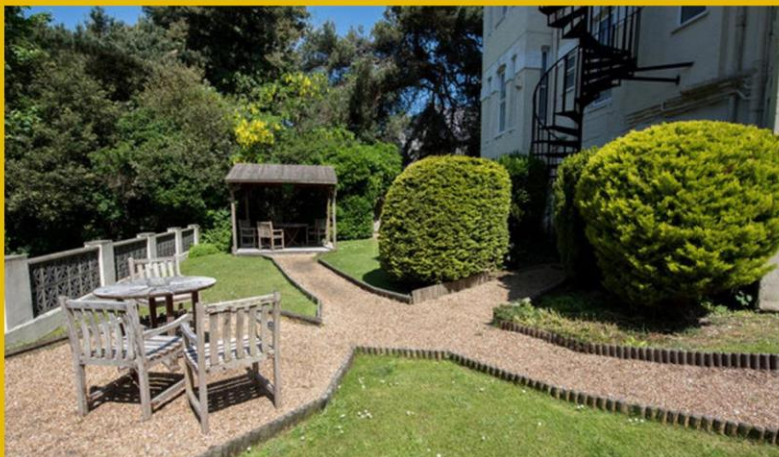


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