

Profitable Home & Income B&B Between Shops & Beach with Generous Car Park in Highly Sought-After Residential Area



Southernhay
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SOUTHERNHAY HOTEL

42 ALUM CHINE ROAD, WESTBOURNE, BOURNEMOUTH, DORSET BH4 8DX

goadsby

LOCATION

Westbourne shopping thoroughfare approx. 300 yards. Alum Chine beach just over ½ mile (through Chine). Branksome Railway Station approx. 1 mile. Bournemouth Square within 1½ miles. Poole approx. 4 miles.

FEATURES

Fashionable location between shops and sea. Passing trade. Arranged over 2 floors only. Spacious owners accommodation. Tea making facilities, televisions, and WiFi to letting bedrooms. Full gas fired central heating with thermostatic valves throughout. Masterkey system. Double glazing throughout. Planning consent (now lapsed) for holiday apartment. Valuable car park for 8/10 vehicles.

SUMMARY OF ACCOMMODATION

Ground Floor

Canopied entrance into **Enclosed Vestibule** with brochure display and electric meter cupboard. Double glazed door opening into:

SPACIOUS RECEPTION HALL

With reception area, picture light over, built in storage cupboard, door to **Inner Hall**.

RESIDENTS LOUNGE

(Currently occupied by the owners). Seating 7-8 persons with splayed bay window, television point, feature coving and picture rail. **NB** The Residents Lounge could be converted to a 7th letting room.

DINING ROOM

With splayed bay window, picture lighting, comfortably seating 14 covers, servery dresser, **service area**.

KITCHEN

With extensive range of fitted oak wall and base units, roll edge work surfaces over, sealed non slip flooring, fitted downlighting, upright fridge freezer, under counter fridge, integrated dishwasher, ceramic 1½ bowl sink unit with mixer tap, stainless steel wash hand basin, tiled splashbacks, Rangemaster 4 burner double oven with griddle, filter extraction canopy over, Lincat grill, breakfast bar, wall mounted water still.

PRIVATE ACCOMMODATION

(With laminate flooring).

Inner Hall

With fitted airing cupboard with shelving and commercial lagged hot water cylinder with immersion heater, further built in cupboard with shelving, fire alarm control panel, trip switch consumer units. **Laundry Room** with laminate flooring, extensive shelving, plumbing for washing machine, Worcester boiler, water softener. Door to garden.

Cloakroom

With close coupled WC, contemporary vanity unit, fitted cupboard (formerly a shower cubicle).

Dining Room/Office

Seating 6 persons.

Conservatory

With wall lighting, vinyl flooring, casement doors to rear garden, gas meter cupboard.

Master Bedroom

LARGE DOUBLE with fitted wardrobes, skylight and window to rear garden, wall lighting, walk in wardrobe, **en-suite bathroom** fully tiled walls, vinyl flooring, contemporary fitted wash hand basin and modern WC, panelled bath, shower attachment over, inset spot lighting, extractor fan, heated towel rail.

Private Bedroom 2

DOUBLE with fitted wardrobes, laminate flooring, television point, fitted dressing table, **en-suite shower room** with double width shower cubicle, fully tiled, spot lighting, contemporary wash hand basin, modern close coupled WC, heated towel rail.

BEDROOM 1

FAMILY 3 with built in wardrobe cupboard, **en-suite shower room**.

First Floor

Landing

BEDROOM 2

LARGE SINGLE with pedestal wash hand basin, strip light and shaver point.

BEDROOM 3

DOUBLE with modern vanity unit, pine furnishings, strip light and shaver point, **en-suite shower room**.

BEDROOM 4

DOUBLE with built in wardrobe, **en-suite shower room**.

BEDROOM 5

FAMILY 3 with built in wardrobe, **en-suite shower room**.

BEDROOM 6

DOUBLE with splayed bay window, fitted wardrobes, **en-suite shower room**.

SHOWER ROOM (Private to Bedroom 2)

Fully tiled walls, quadrant shower cubicle, electric shower unit, close coupled WC, pedestal wash hand basin, loft access hatch.

Outside

To the front of the property there is a large pea gravel car park for approximately 8/10 vehicles with mature hedge, tree and shrub borders and pedestal lanterns. Illuminated display sign. A floodlit paved patio with guest seating, various tubs and troughs, twin lantern lamppost and semi-circular step leads to the front door. To the side of the property a pathway and bin store area leads to the south west facing rear garden, mainly paved with raised barbecue area and raised non slip decked veranda, raised brick borders, drying area. **Timber garden shed**.

TRADING & BUSINESS

The owners currently trade on a B&B basis easily recording a turnover of £80,883 to the year ended March 2024 yielding a profit of £55,925 with strong repeat business. It is felt the room tariff could easily be increased.

LICENCES/PERMISSIONS

Planning consent (now lapsed) 7-2014-1-111-G has been granted for a 1 bedroom holiday apartment at first floor level. Floor plan available by request.

WEBSITE ADDRESS

www.southernhayhotel.co.uk

RATEABLE VALUE

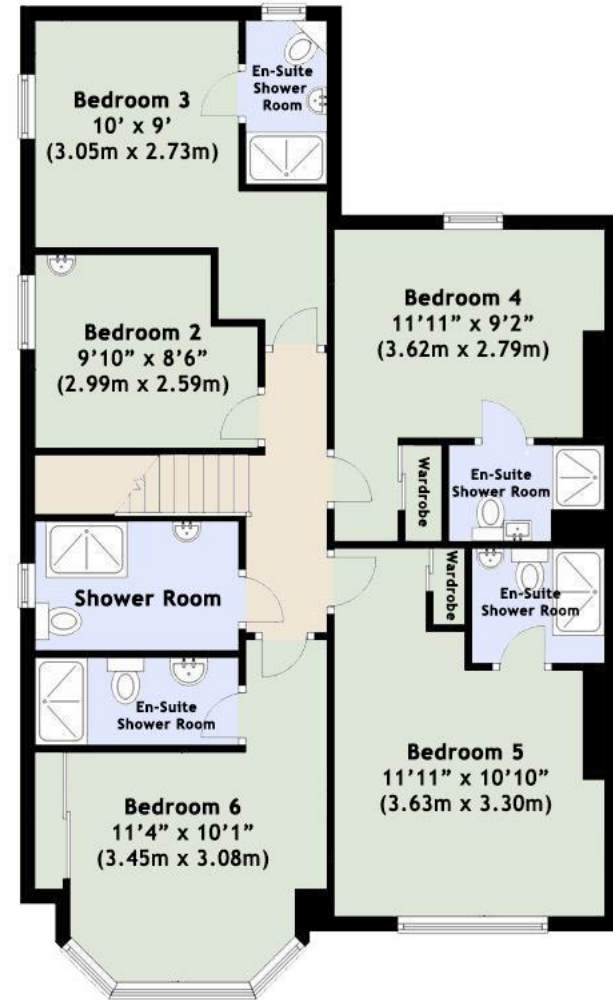
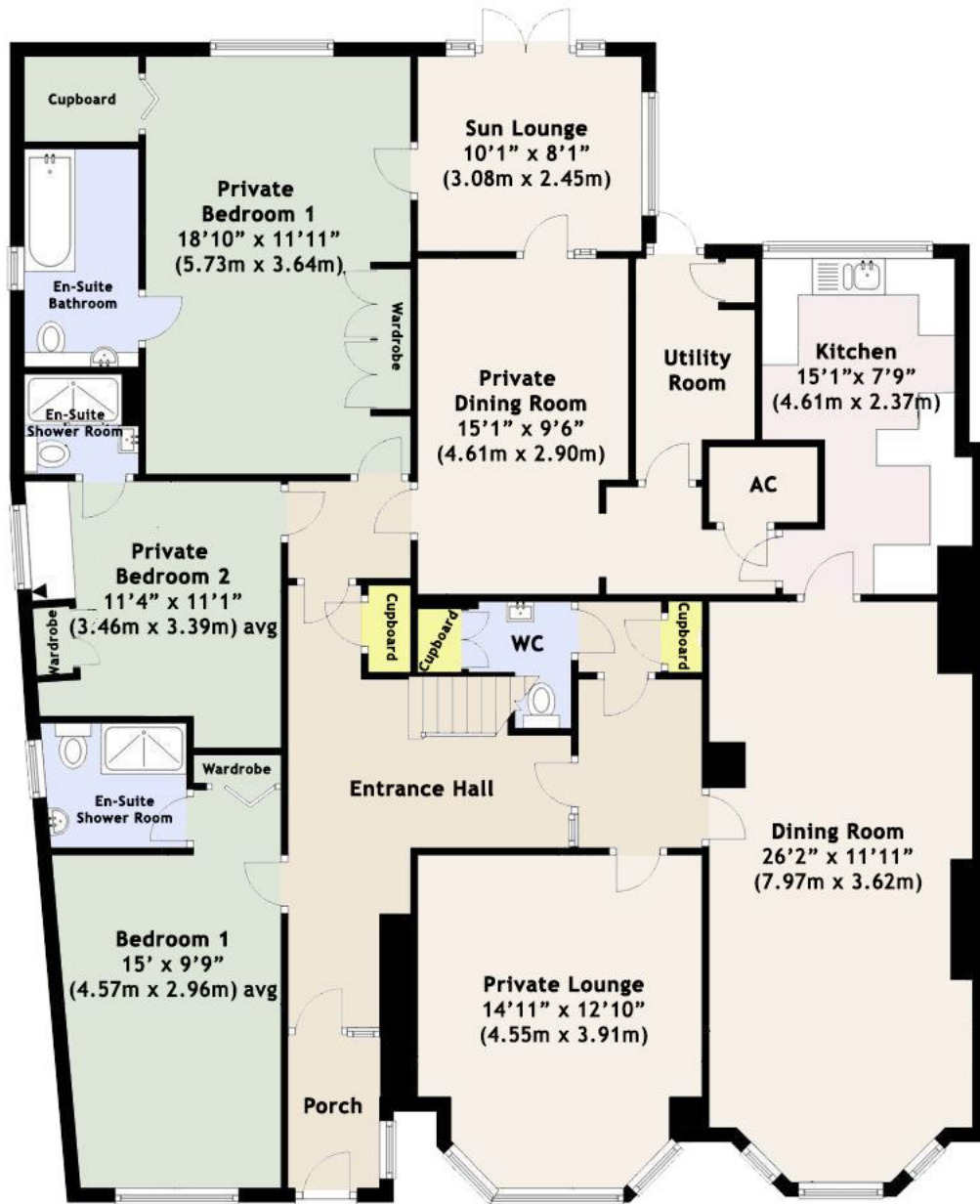
£4,800 at the Uniform Business Rate of 49.9p in the £ for 2024/25. For the year 2024/25 small businesses with a rateable value up to £12,000 will receive 100% rates relief. Council Tax Band "A". Information taken from the Valuation Office Agency website.

TENURE

FREEHOLD.

PRICE

£950,000 to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.



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.



Ref: H224980

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