

*Newly Refurbished & Profitable 19 Bedroom (all en-suite) Limited Service Accommodation Business on Bournemouth's Renowned West Cliff*



**BOURNEMOUTH  
DORSET**

**goadsby**

## LOCATION

Bournemouth International Centre just over ½ mile. Bournemouth Square just over ½ mile. Bournemouth Pier within ¾ mile. Travel Interchange approx. 1¾ miles. Bournemouth International (Hurn) Airport approx. 7 miles.

## FEATURES

Character Grade II listed building. Fully refurbished. Generous plot with gardens front and rear. #10 on Trip Advisor at time of inspection. High quality throughout. Profitable limited service operation. Car park for 19 vehicles. Garage building with studio suitable for staff accommodation s.t.p.p.

## SUMMARY OF ACCOMMODATION

Steps to canopied entrance into **Entrance Lobby** with guest seating. **Reception Office** with bright double aspect. Impressive **Entrance Hall** with 2 chandelier light fittings. **Public Cloakroom** with close coupled WC, corner wash hand basin, fully tiled walls and floors.

**BEDROOM 4**  
DOUBLE with en-suite shower room.

**BEDROOM 5**  
DOUBLE with en-suite shower room.

**BEDROOM 6**  
KING DOUBLE/TWIN with en-suite shower room.

**BEDROOM 7**  
KING DOUBLE/TWIN (zip and link) with en-suite shower room.

**BEDROOM 8**  
DOUBLE BEDROOM with en-suite shower room. **LOUNGE** with square bay window.

**Half Landing** (from Entrance Hall)  
Boiler room comprising 2 Glow-Worm gas fired boilers and commercial water cylinder. Walk In Linen Cupboard.

## First Floor

**BEDROOM 9**  
DOUBLE/TWIN with en-suite shower room.

**BEDROOM 10**  
DOUBLE with en-suite shower room.

**BEDROOM 11**  
TWIN with en-suite shower room.

**BEDROOM 12**  
SINGLE with en-suite shower room.

**BEDROOM 14**  
DOUBLE/TWIN with en-suite shower room.

**BEDROOM 15**  
SMALL DOUBLE with en-suite bathroom.

**BEDROOM 16**  
DOUBLE with en-suite shower room.

## Lower Ground Floor

**STILL/PREPARATION ROOM**  
With sealed non slip flooring, range of fitted wall and base units with roll edge work surfaces over. **Utility Room Off** with fitted shelving. **Wine Cellar**.

Door to external **Laundry Room** with plumbing for washing machine, plastic cold water tank with pumped system, Glow-Worm gas fired boiler (serving the ground floor).

**MAIN KITCHEN**  
With fluorescent strip lighting, sealed non slip flooring, range of stainless steel preparation tables/work surfaces, “V” bay window, upright fridge freezer, upright freezer, range of wall and base units with roll edge work surfaces over, commercial dishwasher, ice machine, inset wash hand basin, 2 ring gas hob, Parry grill, commercial microwave oven, Lincat deep fat fryer, 6 burner commercial range, filter extraction canopy, part stainless steel lined walls, double bowl double drainer stainless steel sink unit, inset spot lighting.

**BEDROOM 1**  
FAMILY 3 with kitchenette (no sink) and en-suite bathroom.

**BEDROOM 2**  
EXECUTIVE DOUBLE with kitchenette (no sink) and en-suite shower room.

**BEDROOM 3**  
FAMILY 3/4 with kitchenette and en-suite shower room.

## Second Floor

**BEDROOM 17**  
DOUBLE with en-suite bathroom.

**BEDROOM 18**  
DOUBLE/FAMILY with en-suite shower room.

**BEDROOM 19**  
DOUBLE/FAMILY with en-suite shower room.

**BEDROOM 20**  
DOUBLE/FAMILY with en-suite shower room.

## Outside

To the front of the property there is an ornamental and well stocked garden mainly laid to lawn with numerous shrubs and plants, stone fish pond and fountain, raised flower borders. To the side is a tarmacadam car park for 19 vehicles. To the rear is a fenced and hedge enclosed rear garden mainly laid to lawn with a log cabin style summerhouse workshop and garden shed. **Detached garage building** with roller shutter door to large Store Room. Side door to:

**STUDIO**  
With Kitchenette, Shower Room, Separate WC. Stairs to Studio Room DOUBLE with Velux window.

## TRADING & BUSINESS

The business currently operates on a room only/longer let business model with limited staffing, generating a net trading profit between £120-£130,000 per annum. We have not had sight of accounting information to verify this.

## RATEABLE VALUE

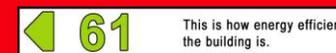
£21,250 at the Uniform Business Rate of 49.9p in the £ for 2023/24. Council Tax Band “A”. Information taken from the Valuation Office Agency website.

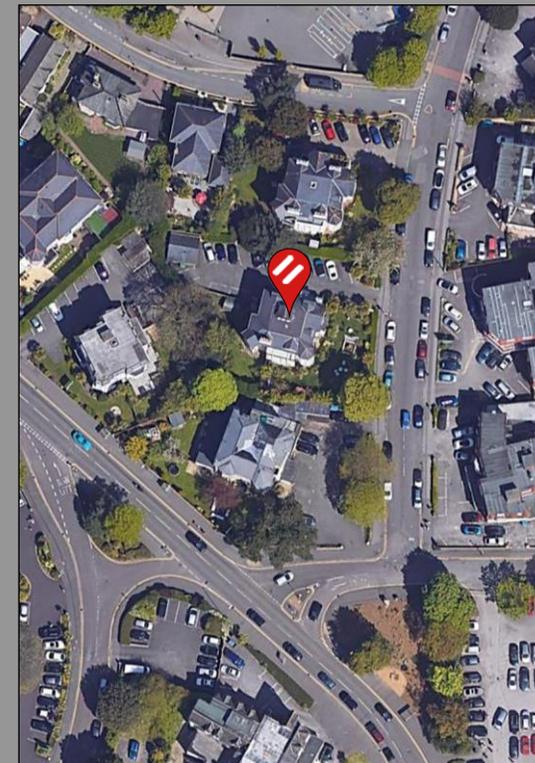
**TENURE**  
FREEHOLD.

## PRICE

£1.55 million to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.

## EPC RATING





Ref: H5168



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& WINCHESTER

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