

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



NO.5 DURLEY ROAD
WEST CLIFF, BOURNEMOUTH, DORSET BH2 5JQ

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.

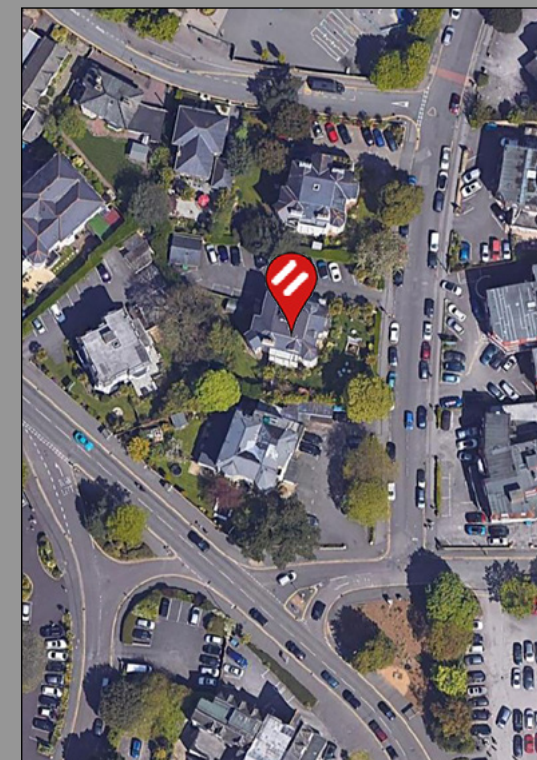
TRADING & BUSINESS
The business currently operates on a room only/longer let business model with limited staffing, generating a net trading profit between £120-£130,000 per annum. We have not had sight of accounting information to verify this.

WEBSITE ADDRESS
www.no5durleyroad.co.uk

RATEABLE VALUE
£21,250 at the Uniform Business Rate of 49.9p in the £ for 2025/26. 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.



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BOURNEMOUTH
& WINCHESTER

99 Holdenhurst Road
Bournemouth BH8 8DY
E-mail: hotels@goadsby.com

Contact

Ian Palmer MNAEA (Commercial)
Divisional Director

Mark Nurse
Associate Director

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