

*33 Bedroom (all en-suite) Freehold Hotel
Fronting Main Approach Road to Town Centre
Available for the First Time in 75 years*



BURLEY COURT HOTEL
29 BATH ROAD, BOURNEMOUTH, DORSET BH1 2NP

goadsby //

LOCATION

Cliff Top approximately 600 yards. Central Business District approximately 400 yards. Travel Interchange & Mainline Railway Station approximately $\frac{1}{2}$ mile. Bournemouth International Centre within $\frac{3}{4}$ mile. Bournemouth International (Hurn) Airport approximately 7 miles.

FEATURES

First time available in over 75 year family ownership. Prominent main road frontage. Convenient for town centre amenities and college. Passenger lift. Gas central heating. Well proportioned letting rooms. Heated swimming pool. UPVC double glazing. Generous car park. Genuine retirement sale.

SUMMARY OF ACCOMMODATION

Double glass doors opening into **Entrance Lobby** with further double doors opening into:

RECEPTION

With fitted desk and office behind.

RESIDENTS/BAR LOUNGE

With bright double aspect and sliding patio doors to pool area, fire surround, wall lighting, comfortably seating 24 persons, **fitted bar servery** with bottle display, optic brackets, chilled bottle display, stainless steel sink, cash register, serving hatch to kitchen.

LOUNGE ANNEXE/BREAKFAST ROOM

Suitable for 24 covers.

Inner Hall

With passenger lift and comms cupboard, pay telephone.

COMMERCIAL KITCHENS

With extensive range of stainless steel commercial equipment arranged as **Prep Area, Wash Up and Main Hot Kitchen**. Walk in Cold Room.

LADIES & GENTS CLOAKROOMS

CHEF'S OFFICE

STAFF WC

PLANT ROOM

With 2 Potterton gas fired boilers, commercial pre-lagged hot water cylinder.

Door to **Covered Utility Area** with cupboard housing Megaflow water heater. **Staff Cloakroom**.

MAIN RESTAURANT

With double aspect, wall lighting, spot lighting, suitable for up to 70-80 covers, in and out service from the kitchen, **fitted servery area** with tiled work tops and storage cupboards under.

MEETING ROOM

With picture window, overlooking pool, feature fire surround, comfortably seating up to 20 persons.

GAMES ROOM

With table tennis table, quarter size snooker table, **Service Area** with stainless steel sink unit, microwave, toaster, refrigerators. Access to pool area.

LETTING BEDROOMS 1-4

3 x Family Rooms, 1 x Small Double Room (all en-suite).

First Floor

LETTING BEDROOMS 7-26

1 x 2 Room Suite. 3 x Family Rooms, 4 x Double Rooms, 3 x Twin Rooms, 1 x Single Room (all en-suite). 3 Staff Bedrooms.

PUBLIC WC

STAFF ROOM

With walk in linen store.

LAUNDRY ROOM

With 2 washing machines and commercial tumble dryer.

Second Floor

LETTING BEDROOMS 27-49

1 x 2 Room Suite. 2 x Family Rooms, 1 x Triple Room, 8 x Double Rooms, 3 x Twin Rooms, 1 x Small Double Room, 1 x Single Room (all en-suite). Staff Bedroom.

PUBLIC SHOWER ROOM

(Currently used for storage)

PUBLIC CLOAKROOM

Outside

To the front of the property there is tarmacadam car park marked for 35 vehicles with in and out driveway, floodlighting and display signage fronting Bath Road. To the side of the property there is a wall and fenced enclosed paved sun patio with heated swimming pool. Swimming Pool Plant Room.

TRADING & BUSINESS

Accounts can be made available to genuinely interested parties.

LICENCES/PERMISSIONS

A Premises Licence is currently held.

WEBSITE ADDRESS

www.burleycourthotel.co.uk

RATEABLE VALUE

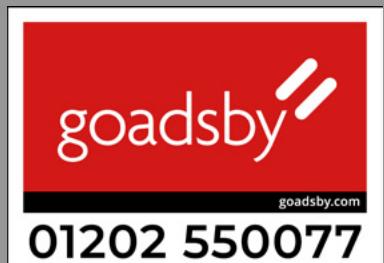
£14,200 at the Uniform Business Rate of 38.2p in the £ for 2026/27. Information taken from the Valuation Office Agency website.

TENURE

FREEHOLD.

PRICE

PRICE ON APPLICATION to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.



01202 550077

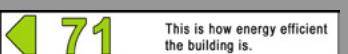
**BOURNEMOUTH
& WINCHESTER**

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