

*Retirement Sale of 10/11 Bedroom Limited  
Service Guest House well Located Between  
Shopping Thoroughfare & Pier*



**BOSCOMBE REEF HOTEL**

15 WESTBY ROAD, BOSCOMBE, BOURNEMOUTH BH5 1HA

goadsby



LOCATION

Shopping thoroughfare and Sovereign Centre approx. 300 yards. O2 Academy approx. 300 yards. Boscombe Pier and Coastal Activity Park approx. 600 yards. Travel Interchange approx. 1¼ miles. Bournemouth International Centre approx. 2¼ miles. Bournemouth International (Hurn) Airport approx. 7 miles.

FEATURES

Well located between shops and pier. Thermostatically controlled gas fired central heating. UPVC double glazing. Completely re-roofed (within last 5 years). Deceptively spacious. Genuine retirement sale after 17 year ownership. South facing garden. Easily run limited service business. Also suit HMO use s.t.p.p.

SUMMARY OF ACCOMMODATION

Double glazed door into **Entrance Lobby** with brochure display shelving and quarry tiled flooring. Double glazed casement doors into:

RECEPTION HALL

With laminate flooring, 2 under stairs storage cupboards, wall lighting.

DINING ROOM

With wall lighting, laminate flooring, comfortably seating 12 covers, serving hatch from Kitchen, servery area with microwave, toaster and chilled bottle display, fitted bar servery (currently unused). French doors opening into:

RESIDENTS LOUNGE/DINING ROOM OVERFLOW

Comfortably seating 4/8 persons, sky light, double aspect, laminate flooring, television point, wall lighting, casement doors onto rear patio.

CLOAKROOM

With close coupled WC, inset wash hand basin.

KITCHEN

With vinyl cushion flooring, range of fitted wall and base units, roll edge work surfaces over, 1½ bowl sink unit with mixer tap, fire alarm control panel, trip switch fuse board, upright fridge freezer, 5 burner gas cooker with grill, gas meter, dishwasher. Door to Lean-To Drying/Utility Area with access to front and rear. Laundry Room with washing machine and tumble dryer, fitted shelving.

OWNERS BEDSITTING ROOM

LARGE DOUBLE with splayed bay window. Return door to hall.

OWNERS BATHROOM

With vanity unit, close coupled WC, panelled bath, tiled floor, fitted cupboards, cupboard housing gas fired boiler and hot water cylinder.

NB The Owners Bedsitting Room and Bathroom could be utilised as an additional letting room.

First Floor

Landing

With trouser press.

PUBLIC CLOAKROOM

With low flush WC.

BEDROOM 1

FAMILY 4/QUAD (zip and link) with picture window, vanity unit, fitted wardrobes, **en-suite shower room**.

BEDROOM 2

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

BEDROOM 3

DOUBLE with vanity unit, **en-suite shower room**.

BEDROOM 4

DOUBLE with vanity unit, **en-suite shower room**.

BEDROOM 5 (Two room Suite)

TRIPLE (zip and link) with splayed bay window, **en-suite cloakroom**. Separate shower cubicle.

Second Floor

Landing

With sky light window, recessed storage area.

BEDROOM 7

TRIPLE with dormer window, vanity unit.

BEDROOM 8

TRIPLE with vanity unit, dormer window.

PUBLIC CLOAKROOM

With low flush WC.

BEDROOM 9

TWIN/DOUBLE (zip and link) with dormer window, vanity unit.

BEDROOM 10

QUAD with vanity unit, access onto small balcony.

BEDROOM 11

DOUBLE with dormer window, vanity unit.

PUBLIC SHOWER ROOM

With tiled cubicle.

PUBLIC SHOWER ROOM

With tiled cubicle, quadrant shower unit.

Outside

To the front of the property there is forecourt parking for 3 vehicles with a further 2 parking on the road side. To the rear of the property there is a fenced and paved garden with flower and shrub borders. **Garden Chalet** with power and lighting measuring approximately 22’ x 15’ with integrated tool shed.

TRADING & BUSINESS

Trading on a room only basis, we are informed that a turnover in the region of £50,000 is currently being achieved from a 3 month trading period only. We are informed that operating year round a turnover of £140,000 has previously been achieved. We have not had sight of accounting information to verify this.

WEBSITE ADDRESS

www.boscombereefhotel.com

RATEABLE VALUE

£7,500 at the Uniform Business Rate of 49.9p in the £ for 2025/26. For the year 2025/26 small businesses with a rateable value up to £12,000 will receive 100% rates relief. Information taken from the Valuation Office Agency Website.

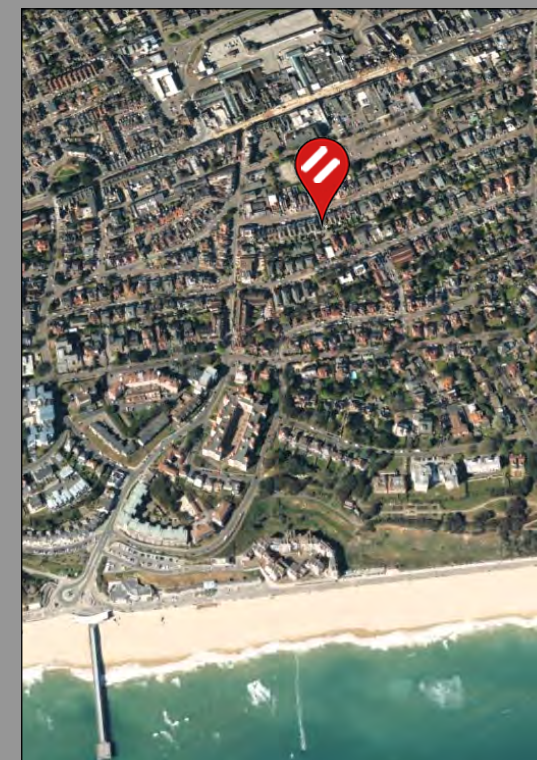
TENURE

FREEHOLD.

PRICE

£625,000 to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.





Ref: H304059



BOURNEMOUTH  
& WINCHESTER

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