Prominently Located Home & Income B&B in Highly Sought-After Area with Valuable Class E Medical/Dental Consent



MARINERS GUEST HOUSE

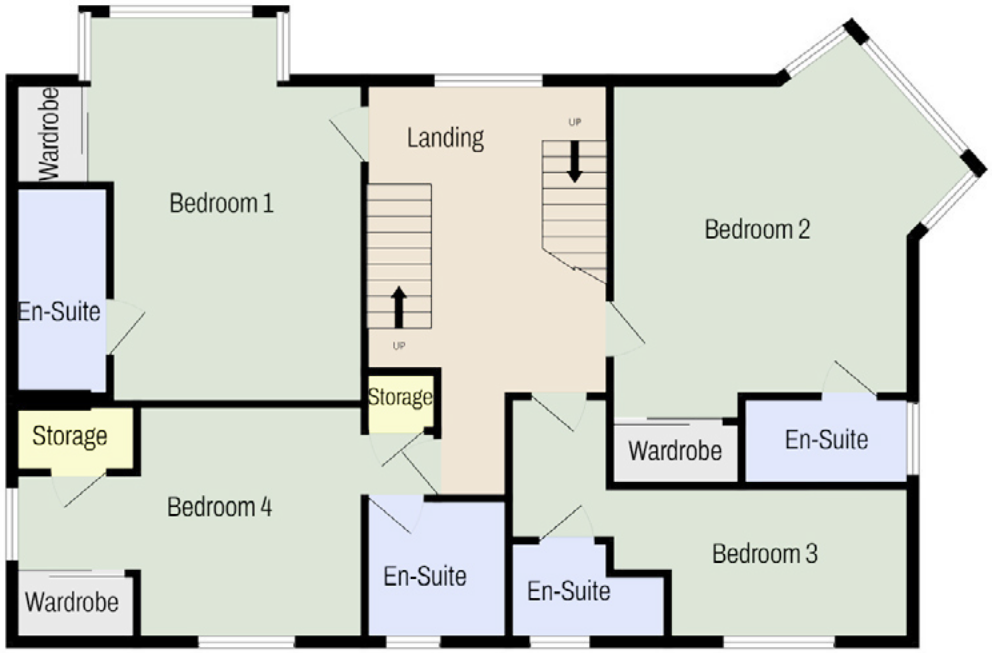
26 SANDBANKS ROAD, POOLE, DORSET BH14 8AQ

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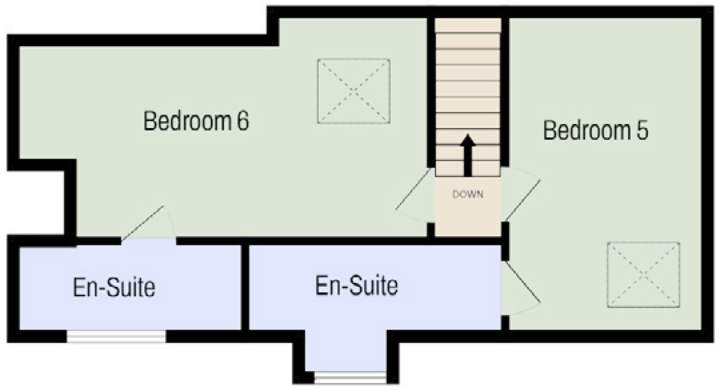
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Not to Scale - For Identification Purposes Only

LOCATION

Law Courts & Civic Buildings approx. 200 yards. Poole Park approx. 300 yards. Poole Railway Station approx. ½ mile. Poole Town Centre within 1½ miles. Continental Ferry Port approx. 2 miles. Bournemouth approx. 4½ miles.

FEATURES

Prominent corner site attracting passing trade. **Valuable Class E planning consent**. Select residential area. Established over 30 years. Thermostatically controlled central heating throughout. UPVC double glazing. Quality window shutters to ground floor and blinds to bedrooms. Televisions, tea making facilities, hairdryers, radio clock alarms and luggage stands to letting bedrooms. Ongoing refurbishment and redecoration programme. Limited competition. Strong commercial business base. Guest use Wi-Fi. Ideal home and income.

SUMMARY OF ACCOMMODATION

Covered **Entrance Porch** with quarry tiled step opening into:

RECEPTION HALL
With brochure display, fire alarm control panel, under stairs storage cupboard with electric fuse boards and meter.

DINING ROOM
With feature square bay window, Bermuda ceiling fan, laid for a generous 11 covers on matching white furnishings.

KITCHEN
With sealed non slip flooring, range of storage units, fitted breakfast bar, Vokera gas fired boiler (central heating ground floor only), telephone point, 8 burner double oven with grill, extractor canopy over, Corian work surfaces, built in linen cupboards, down lighting. Door to side.

UTILITY ROOM
With upright fridge freezer, sealed flooring, Halsted gas fired boiler Corian work surfaces, microwave oven, dishwasher, Miele washing machine, tumble dryer, tiled splashbacks, 2½ bowl stainless steel sink unit, double aspect, central heating programmer, down lighting.

Approached from Entrance Hall and Kitchen:

Owners Accommodation

Inner Hall. **Spacious Living Room** with television point, arch to square bay window, double aspect, small office area with telephone point. Double doors leading into **Conservatory** with casement door to parking area. **Shower Room** with double width cubicle and screen, close coupled WC, pedestal wash hand basin, heated towel rail, laminated floor. **Lobby** Formerly an en-suite shower room. **Bedroom** DOUBLE. **Bedroom** SMALL DOUBLE with fitted shelving and built in wardrobe cupboard.

First Floor

BEDROOM 1
LARGE TWIN with feature square bay window, built in mirrored wardrobes, fridge, **en-suite shower room** fully tiled walls and floors, concealed cistern WC, contemporary vanity unit, wash hand basin, cubicle with pivot door enclosure, strip light and shaver point, extractor fan.

BEDROOM 2
DOUBLE with square bay window, built in mirrored wardrobe units, fridge **en-suite shower room**, fully tiled walls and floors, close coupled WC, wash hand basin, tiled cubicle with pivot door enclosure.

BEDROOM 3 (Currently in private use)
LARGE SINGLE with **en-suite shower room** with wash hand basin, close coupled WC, extractor fan, spotlighting, tiled cubicle with pivot door enclosure.

BEDROOM 4
DOUBLE with double aspect, fitted mirrored wardrobe, fridge, built in airing cupboard, pre-lagged hot water cylinder with immersion heater, boiler cupboard with gas fired boiler (central heating 1st and 2nd Floors), **en-suite bathroom** with panelled bath, shower attachment over, shower screen, close coupled WC, pedestal wash hand basin. ¾ tiled.

Second Floor

BEDROOM 5
SMALL DOUBLE with fridge, **en-suite shower room**, wash hand basin, close coupled WC, shower cubicle with pivot door enclosure, Mira Sport shower unit.

BEDROOM 6
TWIN with mirror fronted wardrobes, fridge, hatch to under eaves storage area with water tanks, **en-suite shower room**, large cubicle, close coupled WC, basin, Velux sky light window.

Outside

To the front of the property there is an ornamental pebble bed garden behind a dwarf brick wall. Gravel parking for 3 vehicles and illuminated display sign. To the east side of the property the parking area continues for a further 4 vehicles. **Double garage** with power and light, roller shutter door and ev charging point. To the west side of the property there is a path leading to a small enclosed area of decked private garden/drying area with led lighting. Outside tap.

TRADING & BUSINESS

The business presently attracts a wide range of leisure and commercial guests. Choosing to operate on a room only basis the owner currently trades beneath the VAT threshold.

LICENCES/PERMISSIONS

Planning consent was granted on 18/7/25 for Class E medical and dental well-being practice (P/25/01091/FUL).

RATEABLE VALUE

£11,250 at the Uniform Business Rate of 38.2p in the £ for 2026/27. For the year 2026/27 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

£925,000 to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.

















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