

*Long Established & Deceptively Spacious
47 Bedroom Hotel Investment with Future
Occupation or Development Potential
S.T.P.P.*



ULLSWATER HOTEL

WEST CLIFF GARDENS, WEST CLIFF, B'MOUTH, BH2 5HW

goadsby //

LOCATION

West Cliff - Cliff Top approx. 200 yards. Bournemouth International Centre approx. 650 yards. Bournemouth Square approx. $\frac{1}{2}$ mile. Travel Interchange within 2 miles. Bournemouth International (Hurn) Airport approx. 7 miles.

FEATURES

Long established fully managed operation. Popular West Cliff location convenient for the amenities of Central Bournemouth. Generously proportioned bedrooms. Sea glimpses. Ongoing refurbishment. Passenger lift. New water tanks. Full gas fired central heating and part double glazing. 24 Camera CCTV system (expandable to 32). LED lighting and USB sockets throughout. Capacity for 112 bed spaces. Suit flat conversion s.t.p.p.

SUMMARY OF ACCOMMODATION

Ground Floor

Canopied entrance into:

RECEPTION HALL

With fitted reception desk, passenger lift access. Laundry Store. Hotel Office.

BAR LOUNGE

With matching fitted bench and loose furnishings, ceiling fan, wall lighting. **Fitted Bar Servery.** Connecting arches with wrought iron security gates into:

RESIDENTS LOUNGE

Comfortably seating up to 30 with matching soft furnishings, picture lighting, feature wall and fire surround.

Double doors into:

SPACIOUS RESTAURANT

With matching regency style furnishings for up to 100 covers, serving station, dance floor. Double doors opening onto rear garden. In and out doors to:

COMMERCIAL KITCHEN

Commercially fitted and equipped with separate **Wash Up Area.**

2 LETTING BEDROOMS

2 Family Rooms (**both en-suite**).

Lower Ground Floor

LADIES & GENTLEMAN'S CLOAKROOMS

LAUNDRY ROOM

With 3 washing machines, 2 commercial tumble dryers, rotary iron and fitted shelving.

STAFF ROOM

8 LETTING BEDROOMS

5 Family Rooms, 2 Double Rooms and 1 Single Room (**all en-suite**).

N.B. Two of the letting bedrooms were previously occupied as an owners/managers flat.

First Floor

10 LETTING BEDROOMS

5 Family Rooms and 5 Double Rooms (**all en-suite**).

Second Floor

13 LETTING BEDROOMS

1 Family Room, 2 Twin Rooms, 7 Double Rooms and 3 Single Rooms (**all en-suite**).

Third Floor

14 LETTING BEDROOMS

3 Family Rooms and 11 Double Rooms (**all en-suite**).

Outside

To the front of the property there is tarmacadam forecourt car parking for guests use. To the rear there is a wall and fence enclosed garden mainly laid to lawn with raised paved terrace. Covered shelter with bench seating. Brick built store room.

TENANCY DETAILS

The Hotel is currently let on an original 10 year lease expiring 20th August 2033 subject to 3 yearly reviews with a landlord only break clause in August 2028. The passing rent is £198,000 p.a.x. until August 2026, the first review (from a base rent of £160,000). Additionally, two further lump sum payments of £33,000 are due to the incumbent landlord in August 2025 and 2026. The lease is available by request.

WEBSITE ADDRESS

www.ullswaterhotel.co.uk

RATEABLE VALUE

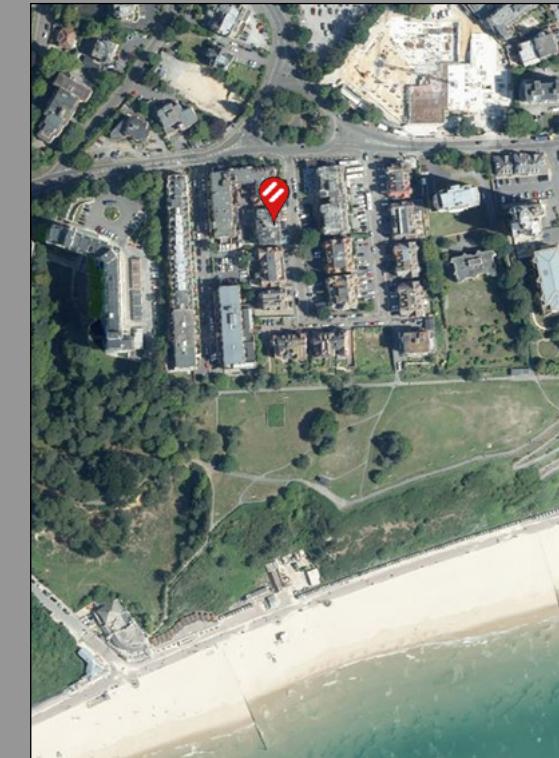
£32,800 at the Uniform Business Rate of 38.2p in the £ for 2026/27. Information taken from the Valuation Office Agency website.

TENURE

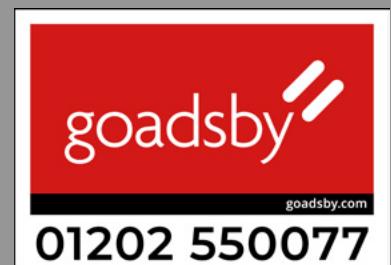
FREEHOLD.

PRICE

£2.39 million to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.



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