

*Detached 10 Bedroom (all en-suite) Hotel Between  
Shops and Sea with Superior 2 Bedroom 2 Reception  
Owners Flat and Large Garden*



**KINGSLEY HOTEL**

20 GLEN ROAD, BOSCOMBE, BOURNEMOUTH BH5 1HR

**goadsby**

## LOCATION

Cliff Top and Gardens approx. 400 yards. Boscombe pedestrianised shopping precinct, Sovereign Centre and Opera House approx. 600 yards. Boscombe Pier and Surf Reef approx. 750 yards. Bournemouth Square approx. 2 miles.

## FEATURES

Well situated between shops and pier. Re-wired (2022) with new fire alarm. Flat screen televisions, tea and coffee making facilities, hairdryers and radio clock alarms to all letting bedrooms. Re-decorated and re-carpeted in current ownership. Refurbished bath and shower rooms throughout. Gas fired central heating. Part UPVC double glazing. Superior Owners Accommodation. Quality furnishings throughout. New beds, mattresses and bedding in the current ownership. Generous garden. **Suitable for residential conversion s.t.p.p.**

## SUMMARY OF ACCOMMODATION

### Ground Floor

#### CONSERVATORY LOUNGE

With guests seating. Feature stained glass door into:

#### RECEPTION HALL

With feature cornice, under stairs storage cupboard.

#### DINING ROOM

Comfortably seating 20 covers on modern dining furnishings, wall lighting, splayed bay window, oak laminate flooring, guests use fridge freezer, microwave oven, breakfast servery, coffee warmer. Double doors into:

#### BAR LOUNGE/DINING ROOM

With splayed bay window, wall lighting, feature cornice, polished fire surround with tiled hearth, Victorian inset and grate, television point, oak laminate flooring, modern fitted bar servery, stainless steel sink bowl.

#### PUBLIC CLOAKROOM

With low flush WC, wash hand basin.

#### KITCHEN

With range of modern wall and base units, roll edged work surfaces over, fluorescent strip lighting, insectocutor, vinyl flooring, commercial 6 burner gas oven, stainless steel eye level grill, microwave, tiled splashbacks, double drainer stainless steel sink unit, dishwasher, insectocuter, telephone point. Walk in Utility Room/Food Store with fitted shelving, upright refrigerator, stainless steel sink unit, fitted storage units, tiled floor.

### Owner's Accommodation

#### Dining Room/Office

Comfortably seating 6 persons, laminate flooring, fire alarm control panel.

#### Inner Hall

With door to side of the property, fly screen, corner wash hand basin, cloaks hanging area, built in airing cupboard.

#### Wet Room

With fully tiled floors and walls, contemporary close coupled WC, matching wash hand basin, vanity mirror, strip light and shaver point, extractor fan, inset spot lighting, large shower area. Door to:

#### Boiler Room

With 2 gas fired boilers.

#### Split level Living Room

With oak effect laminate flooring, television point, casement doors onto rear garden.

#### Master Bedroom

LARGE DOUBLE with picture window over the rear garden, television point, wardrobe recess.

#### Bedroom 2

DOUBLE with window blind, spot lighting, laminate flooring, built in wardrobe cupboard.

#### BEDROOM 12

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

### First Floor

#### Landing

#### BEDROOM 1

SINGLE with pedestal wash hand basin. Lobby with built in wardrobe, **en-suite cloakroom**. Shower cubicle with pivot door enclosure.

#### BEDROOM 2

LARGE FAMILY 3 with fitted wardrobe and settee, **en-suite bathroom** with shower attachment.

#### BEDROOM 3

FAMILY 4 with **en-suite shower room**.

#### BEDROOM 5

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

#### BEDROOM 6

TWIN with built in wardrobe. Built in cupboard housing a pre-lagged commercial hot water cylinder (newly installed), television splitter booster, **en-suite shower room**.

#### PUBLIC BATHROOM

Fully tiled, vinyl flooring, modern panelled bath, close coupled WC, window blind.

### Second Floor

#### Landing

With sky light window, built in linen cupboard, loft access hatch.

#### BEDROOM 7

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

#### BEDROOM 8

FAMILY 4 with vanity unit, fitted wardrobe, **en-suite shower room**.

#### BEDROOM 10

DOUBLE with double aspect, pedestal wash hand basin, **en-suite shower room**.

#### BEDROOM 11

FAMILY ROOM double bedroom with steps down to single bedroom, **en-suite bathroom**.

### Outside

To the front of the property there is tarmac parking for up to 6 vehicles. To the rear of the property there is a large lawned garden screened with mature tree, shrubs and fencing, paved patio, raised ornamental bed, timber Tool Shed/Workshop, plastic garden store. Covered Utility Area with security gates. Block Built Laundry Room with 2 washing machines & 2 tumble dryers, utility top/surface, fitted shelving, fluorescent strip lighting, upright fridge freezer, 2 further freezers.

### TRADING & BUSINESS

The owners have built up a repeat business but, in semi-retirement, choose to trade below the VAT threshold. It is felt there is genuine potential to trade considerably above this.

### LICENCES/PERMISSIONS

We understand a Residential Licence is held. We have not had sight of this document.

### WEBSITE ADDRESS

[www.kingsleyhotel.co.uk](http://www.kingsleyhotel.co.uk)

### RATEABLE VALUE

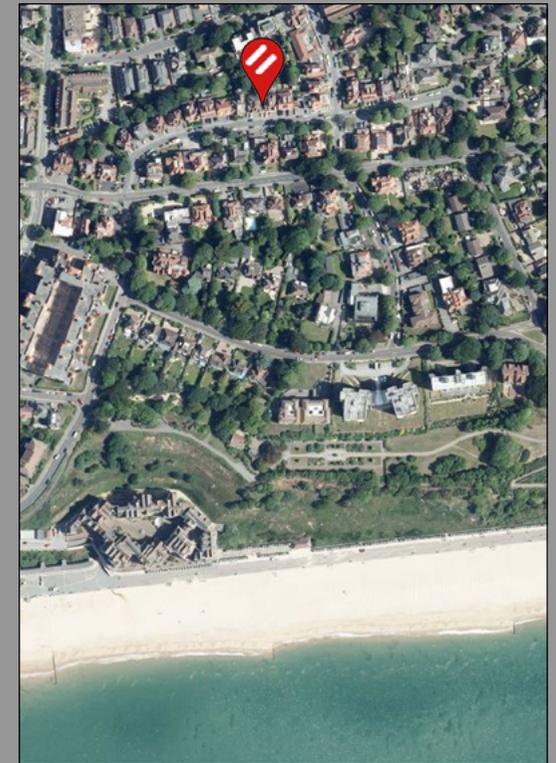
£11,000 at the Uniform Business Rate of 38.2p in the £ for 2026/27. For the year 2026/27 small businesses with a rateable value up to £12,000 will receive 100% rates relief. Council Tax Band "A". Information taken from the Valuation Office Agency website.

### TENURE

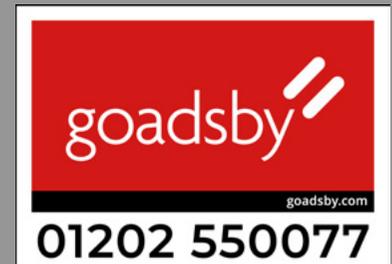
FREEHOLD.

### PRICE

£750,000 to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.



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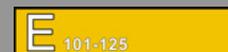
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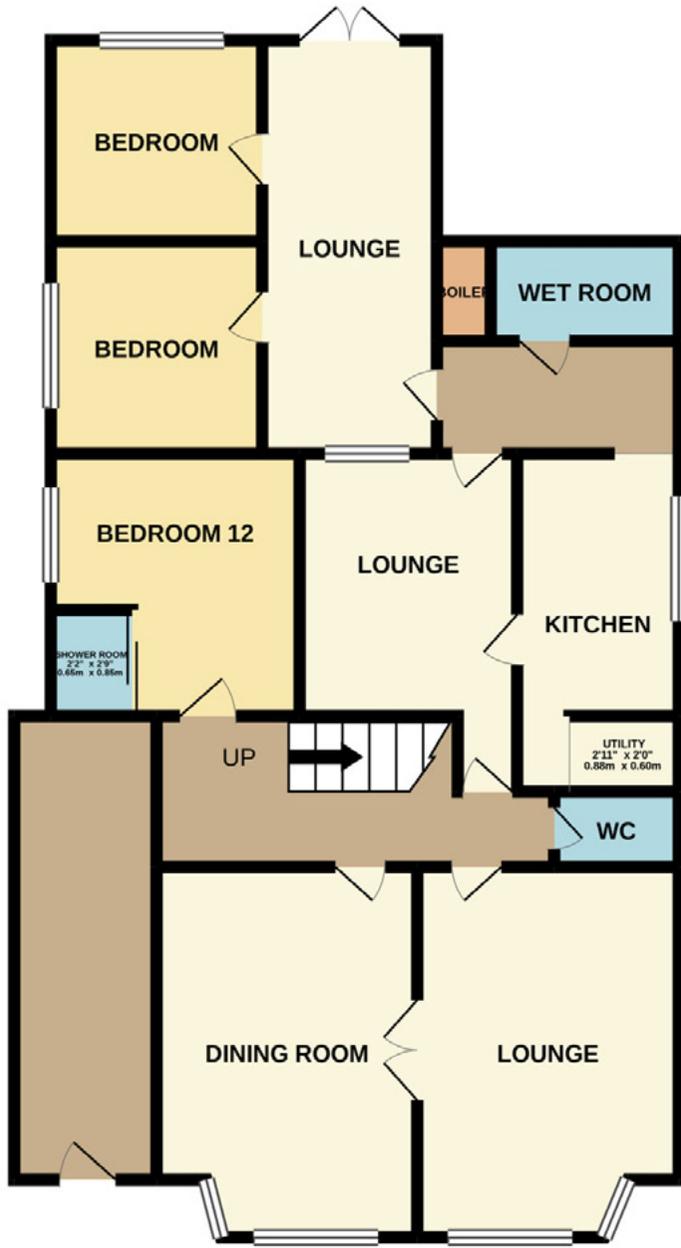
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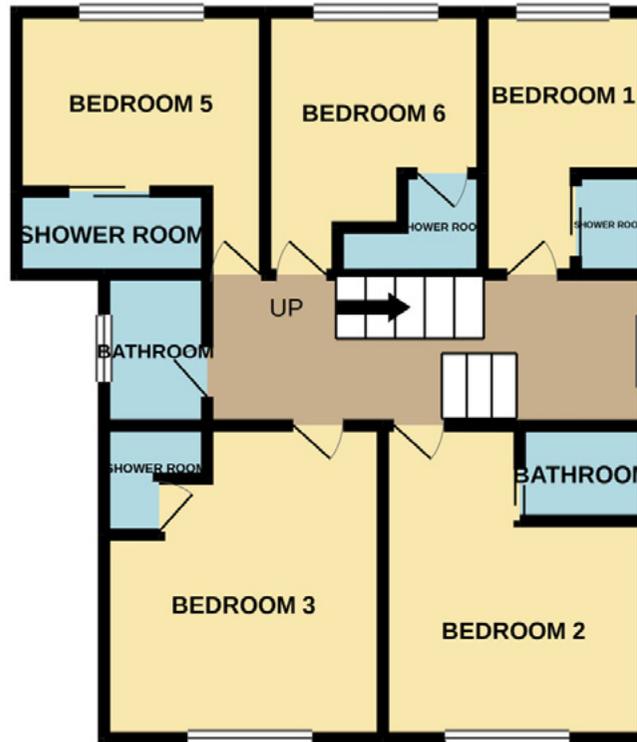
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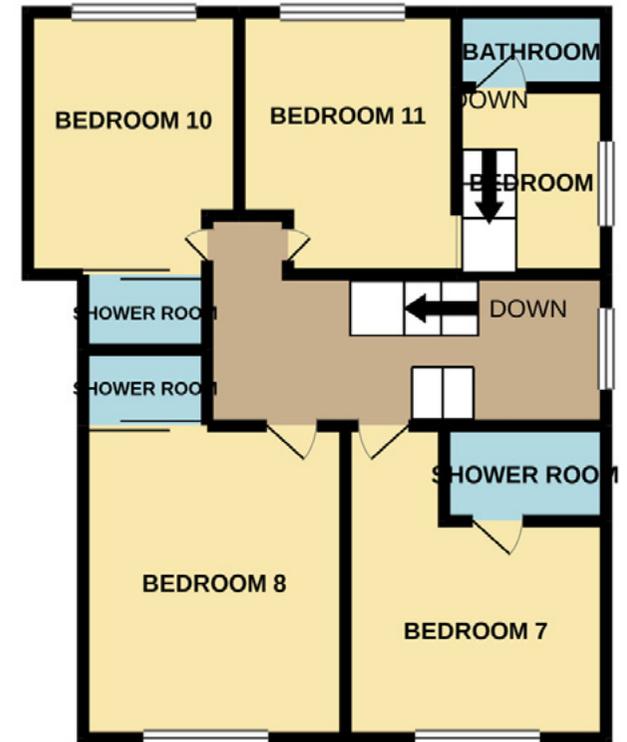
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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