

Ref: H353217

HOTELS, LEISURE & BUSINESS TRANSFER



CARISBROOKE HOTEL, 42 TREGONWELL ROAD, WEST CLIFF, BOURNEMOUTH, BH2 5NT

LOCATION

Bournemouth Internal Centre within 200 yards. Bournemouth Square approx. ¼ mile. Bournemouth Pier approx. ¼ mile. Travel Interchange approx. 1¼ miles.

FEATURES

Prominent trading location convenient for all central amenities. Passing trade. UPVC double glazing. Flat screen televisions and tea making facilities. Gas fired central heating. CCTV camera system. New roof in 2005. Zip and link beds. Potential for 3 bedroom owner's apartment.

SUMMARY OF ACCOMMODATION

3 Studio Rooms (all en-suite). 23 Letting Bedrooms (20 en-suite). Dining Room. Commercial Kitchen. Laundry Room. 3 Public WC's. 1 Public Shower Room with WC.

TRADING & BUSINESS

The premises are currently let to a tenant at a rent of £82,000 per annum, however, the hotel can also be offered with full vacant possession.

LICENCES/PERMISSIONS

We understand a Full on Licence has been held. Planning consent was granted in June 2004 to create a 3 bedroom flat into and extending the roof space, however, this has since lapsed.

RATEABLE VALUE

£21,750 at the Uniform Business Rate of 38.2p in the £ for 2026/27. Information taken from the Valuation Office Agency website.

PLANNING

The property has planning consent for use as a hotel.

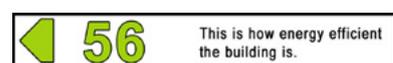
TENURE

FREEHOLD.

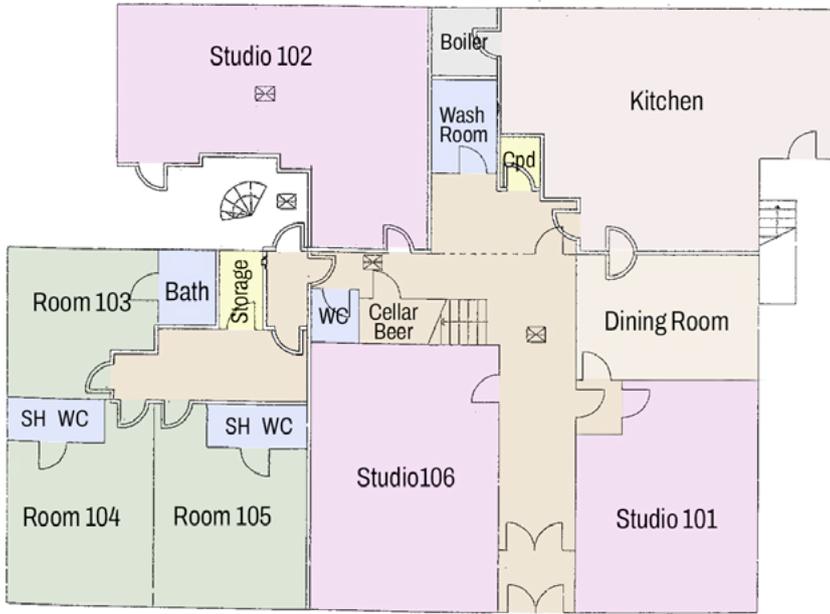
PRICE

£1.65 million.

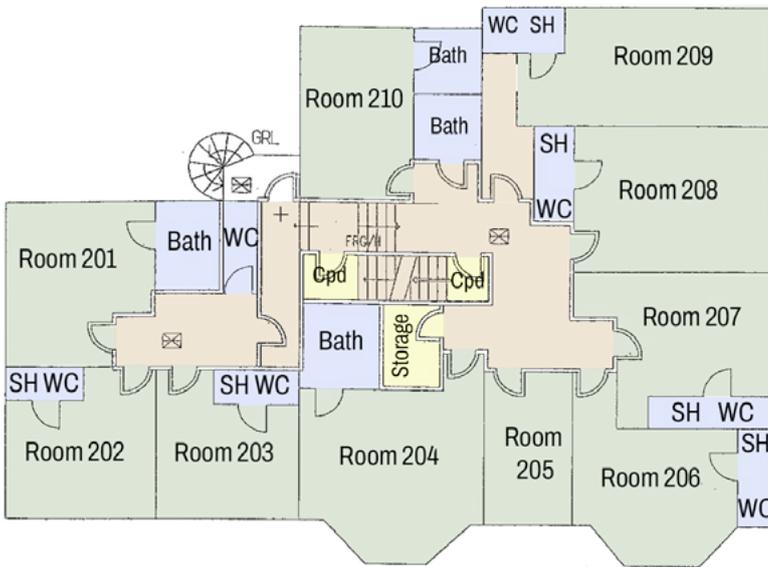
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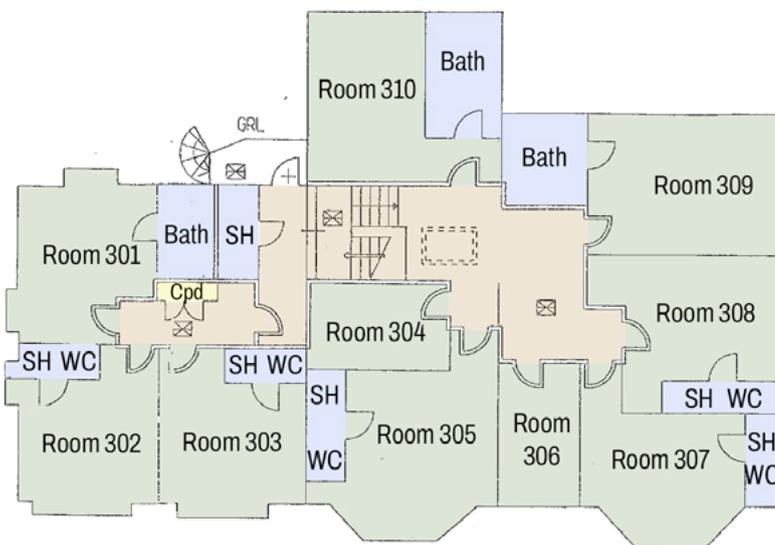
Ground Floor



First Floor



Second Floor



Not to Scale - For Identification Purposes Only