

*Long Established Award Winning 10 Bedroom Private
Hotel with Generous Owners Apartment Off Road
Parking & South Facing Garden*



ASHLEIGH HOTEL

6 SOUTHCOTE ROAD, BOURNEMOUTH, DORSET BH1 3SR

goadsby

LOCATION

Knyveton Gardens just over 200 yards. Bournemouth Travel Interchange within 400 yards. East Cliff Zig Zag just over ½ mile. Sovereign Shopping Centre approx. 1 mile. Bournemouth International Centre approx. 1½ miles.

FEATURES

Arranged over 2 floors only. Generously proportioned bedrooms. Solar PV system. Central heating with recent boiler. Full UPVC double glazing with window shutters. CCTV system. WiFi. Extensively re-roofed in present ownership. Window shutters. Zip and link beds. Coffee machines, colour televisions, hairdryers and fridges. Well established trading pattern. Extensive owners accommodation. Parking and garden. Considered suitable for multi-generational living or residential re-development s.t.p.p.

SUMMARY OF ACCOMMODATION

Canopied entrance into:

RECEPTION HALL

With fitted reception desk, brochure display.

PUBLIC CLOAKROOM

With low flush WC, corner wash hand basin, fully tiled, extractor fan, under stairs storage, fire alarm control panel.

DINING ROOM

With wall lighting, ceiling fan, suitable for 20/24 covers with extending tables.

FORMER BAR LOUNGE/DINING ROOM OVERFLOW

With fitted bench seating, suitable for up to 30 persons, wall lighting, large screen television. Double doors onto rear garden.

GUESTS LOUNGE

Seating 6/8 persons, television point, removable partition, ceiling fan.

KITCHEN

With range of fitted storage units, roll edge work surfaces, stainless steel sink unit, stainless steel hot cupboard, dishwasher, commercial 6 burner gas range, filter extraction, canopy, stainless steel sink unit, further deep bowl sink, stainless steel combination oven, larder fridge, insectocutor, fluorescent strip lighting, commercial microwave, coffee machine (on free loan), tiled walls.

Inner Hall

With 2 commercial Gram freezers, gas fired boiler, commercial tumble dryer and washing machine, external access. Storage Cupboard.

OFFICE

With extensive shelving, telephone points.

Owner's Accommodation

Inner Hall

Lounge/Dining Room

Approx. 34ft with access to private walled garden.

Bedroom 1

DOUBLE with extensive range of fitted wardrobe bridging and cabinets (no natural light).

Bedroom 2

DOUBLE.

Wet Room

With fully tiled walls and floor and close coupled WC.

BEDROOM 1

DOUBLE with built in wardrobe, **en-suite shower room.**

BEDROOM 10

DOUBLE with fire exit, built in wardrobe, **en-suite shower room.**

BEDROOM 11

LARGE DOUBLE/TWIN with casement door onto rear garden, built in wardrobe, **en-suite shower room.**

BEDROOM 12

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

First Floor

Landing

With guests ironing facilities.

BEDROOM 2

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

BEDROOM 34

DOUBLE/TWIN/FAMILY 4 (sofa beds) with **en-suite shower room.**

BEDROOM 56

DOUBLE/TWIN/FAMILY 4 (sofa beds) with **en-suite shower room.**

BEDROOM 7

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

BEDROOM 8

DOUBLE with built in wardrobe, **en-suite shower room.**

BEDROOM 9

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

Outside

To the front there is forecourt car parking for up to 9 vehicles. To the rear of the property there is crazy paved patio, south facing garden mainly laid to lawn, raised shrub and flower borders, pergola, “bandstand” sheltered seating area. There is also a private walled garden with hot tub, raised decking, water feature. Block built store shed/workshop with power and light.

TRADING & BUSINESS

We are informed that taking no group bookings or families the owner trades up to the VAT threshold. We have not had sight of accounting information to verify this.

LICENCES/PERMISSIONS

We understand that a residential licence is held.

WEBSITE ADDRESS

www.ashleighhotel.com

RATEABLE VALUE

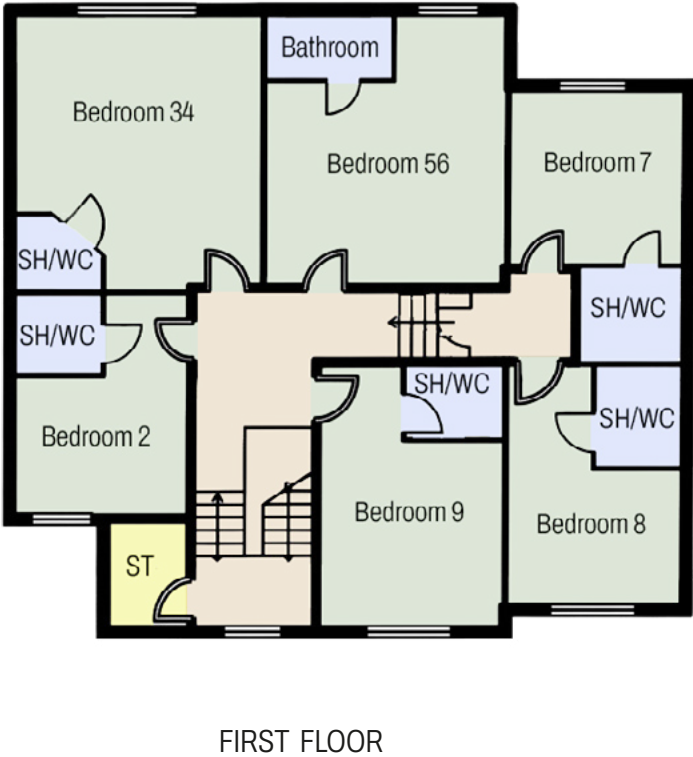
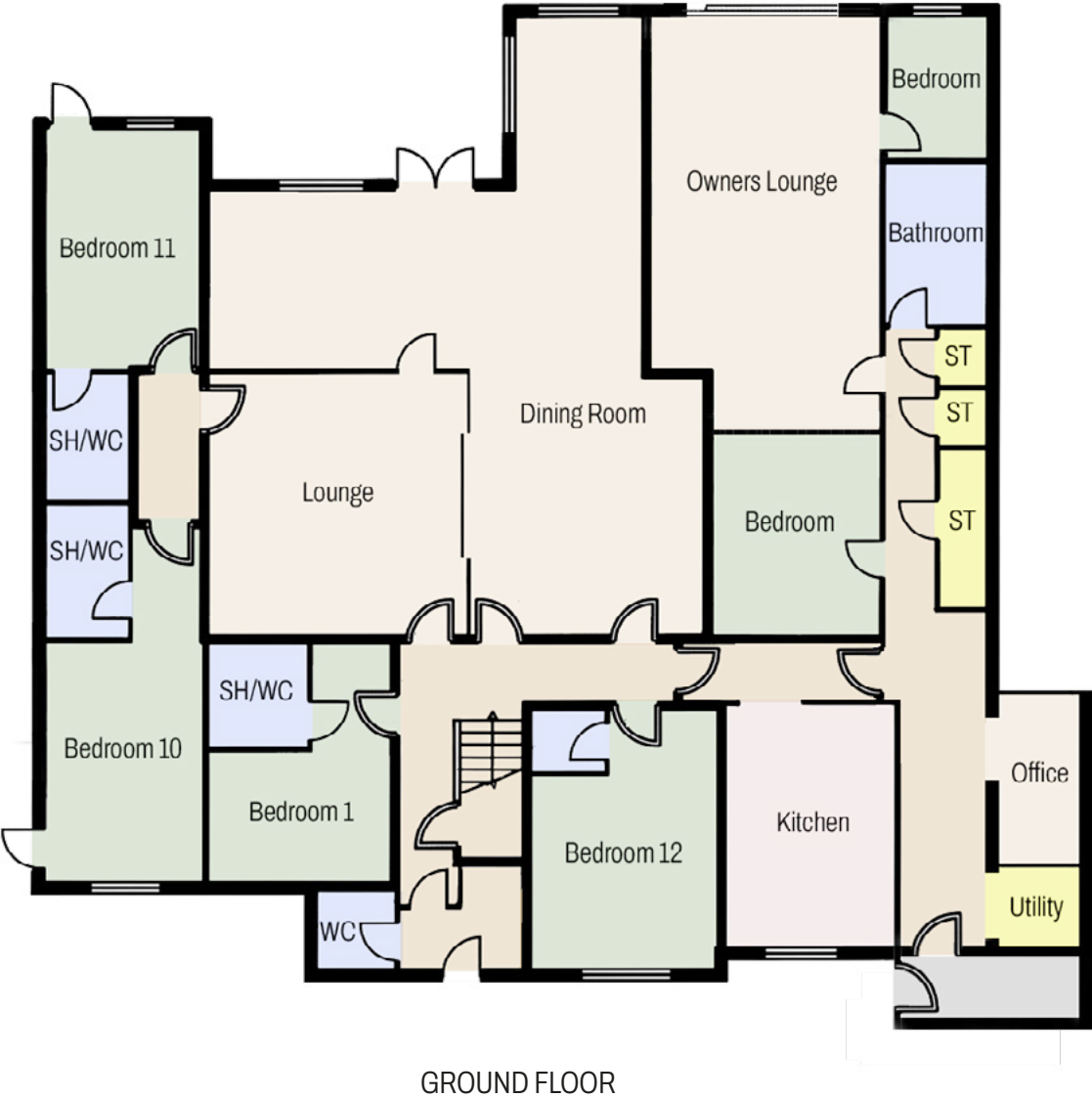
£13,000 at the Uniform Business Rate of 38.2p in the £ for 2026/27. Council Tax Band “A”. Information taken from the Valuation Office Agency website.

TENURE

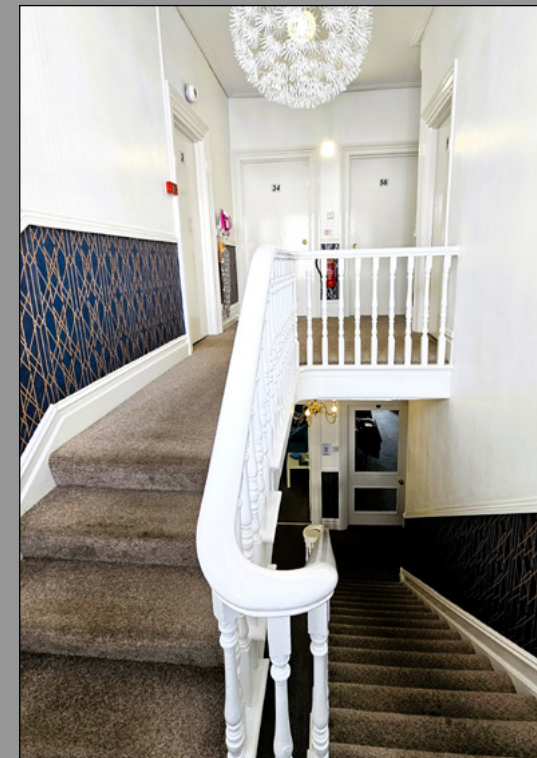
FREEHOLD.

PRICE

All Offers Invited to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.







H384966



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& WINCHESTER

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