

*Magnificently Located 33 Bedroom
Hotel Overlooking B.I.C. and Enjoying
Panoramic Views Across Poole Bay*



THE BALMORAL HOTEL

11-13 KERLEY ROAD, WEST CLIFF, BOURNEMOUTH BH2 5DW

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LOCATION

Bournemouth International Centre approx. 150 yards. Bournemouth Square approx. $\frac{1}{4}$ mile. Bournemouth Pier approx. $\frac{1}{4}$ mile. Travel Interchange approx. $1\frac{1}{4}$ miles. Bournemouth International (Hurn) Airport approx. 7 miles.

FEATURES

Panoramic sea views. Within the B.I.C. "security zone". Ongoing refurbishment programme. Passenger lift to all floors (except annexe). Full gas fired central heating with 2 new boilers and water tanks. New roof. Positive online reviews. Valuable car park for 30 vehicles. Guest's garden. **Extensive workshop/garage** with letting potential.

SUMMARY OF ACCOMMODATION

Ground Floor

Steps to enclosed **Entrance Lobby** into:

SPACIOUS RECEPTION HALL

With tiled flooring, fitted Reception Desk and office area. **Public Cloakroom.**

BAR LOUNGE

Seating 18/20 persons on leather upholstered furnishings, splayed bay window with sea views, wall lighting. Fitted Bar Servery with hand rail, bottle display, beer supply equipment (on free loan).

RESIDENTS LOUNGE

With glazed partitions, comfortably seating 20/25 persons, bow window, wall lighting, sea views, casement doors to 2 balconies. Interconnecting door to Bar Lounge.

DINING ROOM

With splayed bay window, suitable for 30/40 covers, sea views, ornate cornice, wall lighting, original fire surround, casement door to balcony.

MANAGER'S OVERNIGHT ROOM

Formerly a letting room with en-suite bathroom and direct access

to reception.

7 LETTING BEDROOMS

2 Family Rooms. 3 Double Rooms. 2 Single Rooms (all en-suite).

Lower Ground Floor

FUNCTION/BALLROOM

With independent access and concertina partition for up to 70 persons, wall lighting, wood block dance floor with lighting over. Fitted Food Servery with storage units and chilled display.

Ladies & Gentleman's Cloakrooms

EXTENSIVE KITCHENS

Commercially fitted and equipped, arranged as Main Kitchen. Wash Up. Prep Room. Various Store Rooms.

Laundry Room. Ironing Room. Stores. Toilet.

Boiler Room

With 2 new Vaillant gas fired boilers and 2 Vaillant hot water cylinders.

Elm Cottage

(With independent access from the front and rear of the property)

3 LETTING ROOMS

3 Double Rooms (all en-suite).

SERVICE/GUEST USE KITCHEN

Currently being fitted out.

NB The above accommodation was previously arranged as an owner's apartment.

First Floor

13 LETTING ROOMS

5 Family Rooms. 7 Double Rooms. 1 Single Room (all en-suite).

Housekeeping Office & Stores

Second Floor

10 LETTING ROOMS

3 Family Rooms. 5 Double Rooms. 1 Twin Room. 1 Single Room (all en-suite).

Housekeeping Stores

Outside

To the front of the property there is a parking bay for 3 vehicles. To the rear of the property approached through a security barrier is an enclosed tarmacadam car park for approx. 26 vehicles with area of lawned garden. In addition there is an extensive **Detached Garage/Work Shop** with commercial letting potential having direct access onto Beacon Road.

TRADING & BUSINESS

The hotel is corporately owned and has until recently only served its staff, contractors and business contacts. However, it has now re-opened to the general public resulting in a growing turnover and rising online review scores.

WEBSITE ADDRESS

www.balmoral-bournemouth.com

RATEABLE VALUE

£20,640 at the Uniform Business Rate of 38.2p in the £ for 2026/27. Council Tax Band "B". Information taken from the Valuation Office Agency Website.

TENURE

LEASEHOLD. The property is held on an original 25 year Medlycott Trust lease commencing July 2020 at a current rent of £60,000 per annum, to 30th June 2027, £65,000 per annum to 30th June 2028 & £70,000 per annum to 30th June 2030 with 5 yearly reviews thereafter.

PRICE

£550,000 to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.



BOURNEMOUTH
& WINCHESTER

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