



ON BEHALF OF MACMILLAN CARING LOCALLY
*High Quality 32 Bedroom Hotel Suiting Wedding/
Conference Venue Set in Mature ¾ Acre Grounds*

THE GROVE HOTEL

2 GROVE ROAD, EAST CLIFF, BOURNEMOUTH, BH1 3AU

goadsby

LOCATION

Central Business District approx. 500 yards. Bournemouth Pier approx. ½ mile. Bournemouth International Centre approx. ½ mile. Travel Interchange & Mainline Railway Station just over ½ mile. Bournemouth International (Hurn) Airport approx. 7 miles.

FEATURES

Mature ¾ acre grounds. Character building. #1 on Trip Advisor (12-10-26). £2 million refurbishment programme in 2009. Prominent frontage on main approach road to seafront. Passenger lift to all floors. Level ground floor access. Ideal conference/function venue. Zoned commercial central heating system. Key card entry. CCTV system. Wall mounted TVs. 2 integral fire escapes. Genuine reason for sale. Rare opportunity. Floor plans available by request.

SUMMARY OF ACCOMMODATION

Glazed door into **Entrance Vestibule** with tiled floor, brochure display, Gent fire alarm control panel, power assisted door into:

RECEPTION HALL

With access to modern hydraulic passenger lift, under stairs storage, **Reception Area** with fitted desk. **Reception office** with fitted office furniture, fluorescent strip lighting, digital central heating control, under stairs storage cupboard. Locking spirits store. **Manager's Office** with door to rear courtyard.

RESIDENTS LOUNGE

With feature arch, fire surround, contemporary living flame effect gas fire, modern uplighting, dual aspect, comfortably seating 20 persons, French doors into:

CONSERVATORY

With strip wood flooring, matching rattan effect furnishings for 17/18 persons, power assisted French doors opening onto garden terrace.

Inner Hall with fire exit point.

ALBANY SUITE FUNCTION/CONFERENCE ROOM

Suitable for up to 30 persons conference style, 50/60 persons theatre style, full height windows, inset spot lighting, modern uplighting, wall mounted television and sound bar, overhead projector and screen, Venetian blinds to windows.

RESIDENTS BAR

Backing onto the reception office. Seating 6/8 persons, modern bar with granite top, stainless steel sink unit, 2 chilled bottle displays, display shelving, bank of contemporary downlights, inset downlighting.

LADIES CLOAKROOM

With non slip flooring, 2 cubicles with close coupled WC, contemporary wash hand basin, hand dryer.

GENTLEMAN'S CLOAKROOMS

With non slip flooring, 2 urinals, cubicle with close coupled WC, contemporary wash hand basin, hand dryer.

DISABLED CLOAKROOM

With close coupled WC, wash hand basin, non slip flooring and safety rails.

RESTAURANT

With bright triple aspect overlooking the garden, suitable for up to 80 covers with matching upholstered banquet chairs, servery area with conveyor toaster, order station, wall lighting and 2 matching chandeliers. Casement doors to garden.

COMMERCIALLY FITTED KITCHEN

With non slip flooring, fluorescent strip lighting, numerous stainless steel preparation surfaces, 2 refrigerators (1 commercial), 5 pot Bain Marie, hot cupboard, double Zanussi deep fat fryer, griddle with bullseye, 4 burner gas oven, Cobra eye level grill, Rationale combination oven, under counter refrigerators, deep bowl stainless steel sink unit, Lincat grill/food warmer, filter extraction hood, commercial microwave, stainless steel wash hand basin, ice maker, extensive shelving, WALK IN COLD ROOM. **Wash Up** with inline dishwasher and jetspray, deep bowl sink unit, upright shelving. **Dry Stores** with stainless steel upright commercial fridge and commercial freezer, door to outside **Staff Canteen. Laundry Room** with electric hand dryer, cloaks hanging rail, Whirlpool washing machine. **Staff Cloakroom** with close coupled WC, pedestal wash hand basin, hand dryer.

First Floor

Landing

With large chambermaids cupboard.

LETTING BEDROOMS (Numbers 1-15)

2 Family Rooms (both en-suite). 7 Double Rooms (all en-suite). 4 Twin Rooms (all en-suite). 1 Single Room currently a linen room (en-suite cloakroom).

Second Floor

LETTING BEDROOMS (Numbers 20-37)

2 Family Rooms (both en-suite). 11 Double Rooms (all en-suite). 5 Twin Rooms (all en-suite).

Outside

The site extends to approximately ¾ acre. To the front of the property, approached from Grove Road, is an enclosed tarmacadam car park with in and out drive marked for 10 vehicles with raised stone flower beds and area of lawn. To the side (west) of the property there is a large sunken garden laid mainly to lawn screened by raised flower, tree and shrub borders. A paved footpaths leads to a circular patio with ornamental wishing well, feature dovecot. **Shipping Container** with raised deck seating area overlooking garden (formerly used as a bar and not shown in main photograph). Approached from Gervis Road there is an area of concrete hardstanding providing 3 staff parking places, area of grass-mat parking for 4 vehicles (2 x 2), lower area of grass-mat parking for approximately 8 vehicles, enclosed bin store compound with timber shed and plastic storage unit. **Large Laundry Room** currently used as storage. **Integral Boiler /Plant Room** with extensive commercial heating system. Integral Store Room with electric meter.

TRADING & BUSINESS

The hotel was operated as a charitable enterprise by Macmillan Caring Locally ceasing trading during Covid. It has since been operated by an independent hotelier although that arrangement has now expired.

LICENCES/PERMISSIONS

We are informed a Premises Licence is held.

RATEABLE VALUE

£43,000 at the Uniform Business Rate of 38.2p in the £ for 2026/27. Information taken from the Valuation Office Agency website.

TENURE

MEYRICK ESTATE GROUND LEASEHOLD. The premises are held on an original 80 year lease from 25th March 2009 at a current rent of £37,041.88 per annum, subject to 5 yearly reviews. **NB** A rent review from March 2024 remains outstanding.

PRICE

Offers in Excess of £500,000 to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.



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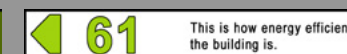
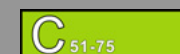
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