

*Centrally Located 29 Bedroom (18 En-Suite, 1 with En-Suite Shower) Private Hotel with Owners/Managers Apartment Formerly Granted an HMO Licence For 39 Persons In 28 Households*



**THE LODGE BOURNEMOUTH**

**121-123 WEST HILL ROAD, BOURNEMOUTH BH2 5PH**

**goadsby**

### LOCATION

Bournemouth International Centre within 600 yards. Bournemouth Pier approx. 750 yards. Bournemouth Square approx. 800 yards. Bournemouth Travel Interchange within 1½ miles.

### FEATURES

Prime town centre location. Sea glimpses from upper floors. Full gas fired central heating. Redecorated and re-carpeted common areas. UPVC double glazing. Re-tiled roof. Flat screen television, radio clock alarm and tea making facilities and fridges to each room. CCTV system. Masterkey system. Available separately or as a pair.

### SUMMARY OF ACCOMMODATION

28 Letting Bedrooms (18 en-suite). Bar Lounge. Dining Room. Kitchen. Spacious Owners Flat.

### TRADING & BUSINESS

The owner presently operates on a room only basis and we are informed to the year ended December 2025 a turnover of approximately £250,000 was recorded. We have not had sight of accounting information to verify this.

### LICENCES/PERMISSIONS

We are informed a Residential Licence is held. An HMO Licence for 39 persons in 28 households expired in September 2022 but could be reinstated subject to agreement with the Local Authority.

### WEBSITE ADDRESS

[www.thelodgebournemouth.net](http://www.thelodgebournemouth.net)

### RATEABLE VALUE

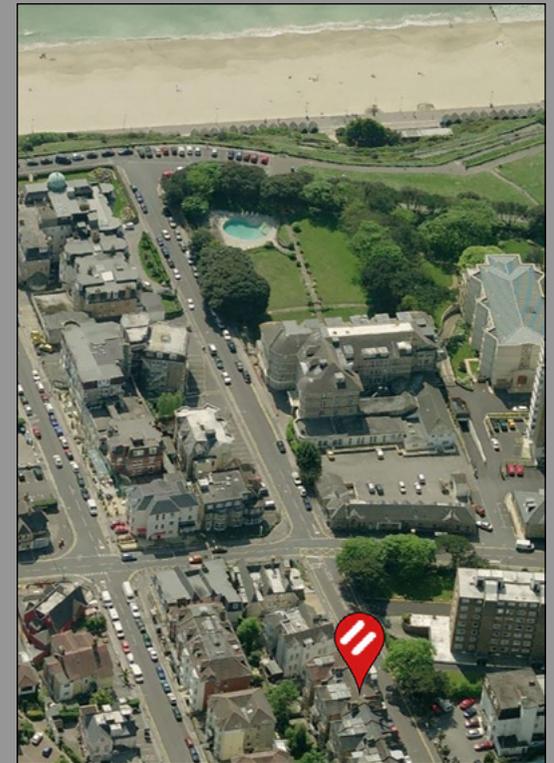
Council Tax Band "A" and Council Tax Band "F". Information taken from the Valuation Office Agency website.

### TENURE

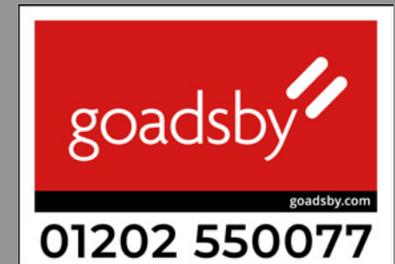
FREEHOLD.

### PRICE

£1.4 million to include goodwill, furnishings, fittings and equipment as per inventory to be prepared. **NB** The owner is willing to consider offers for the properties on an individual basis.



H198253



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& WINCHESTER

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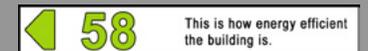
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Divisional Director

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## 123 WEST HILL ROAD

Enclosed Entrance Lobby opening into:

### RECEPTION HALL

With feature arch and cornice. Public Cloakroom.

### BAR LOUNGE/RECEPTION

With splayed bay window, television point, wall lighting, feature fire surround with cast iron tiled inset, living flame effect gas fire, television point, pine bar servery, fitted shelving, electronic cash register, telephone point, inset down lighting, wash basin, bottle chiller.

### BEDROOM 1

DOUBLE with splayed bay window, **en-suite shower room**.

### BEDROOM 2

FAMILY 3/LARGE DOUBLE with **en-suite shower room**.

### Lower Ground Floor

#### Inner Hall

With various storage units and shelving, door to the front of the property, walk in utility/laundry store with water softener.

### SHOWER ROOM

With close coupled WC, wash hand basin, cubicle with pivot door enclosure, fully tiled extractor fan.

### BEDROOM 14A

SINGLE with gas fired boiler, large airing cupboard with fitted shelving, lagged hot water cylinder.

### KITCHEN

With splayed bay window, extensive range of storage units with roll edged work surfaces over, commercial still, tiled splashbacks, wash hand basin, double drainer double bowl stainless steel sink unit, bay window, 2 stainless steel preparation tables, Miele dishwasher, microwave oven, 3 pot Bain Marie, Lincat deep fat fryer, 8 burner Belling range with double oven and grill, insectocutor, freezer, upright fridge, upright fridge freezer. Door to the side of the property.

### BEDROOM 1A

TWIN with splayed bay window, wall lightings, **en-suite shower room** (no WC).

### First Floor

### BEDROOM 3

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

### BEDROOM 4

FAMILY 3 with **en-suite shower room**.

### BEDROOM 5

DELUXE DOUBLE/FAMILY 3 with splayed bay window, feature fire surround, **en-suite shower room**.

### BEDROOM 6

SINGLE with inset wash hand basin, casement door onto balcony.

### Second Floor

### BEDROOM 7

DOUBLE with pedestal wash hand basin, fitted wardrobe.

### BEDROOM 8

DOUBLE/TWIN with fitted wardrobe, **en-suite shower room**.

### BEDROOM 9

TRIPLE with splayed bay window, **en-suite shower room**.

### BEDROOM 10

DOUBLE with vanity unit, inset wash hand basin.

### PUBLIC BATHROOM

With panelled bath, shower attachment over with shower screen, close coupled WC.

### Third Floor

### BEDROOM 11

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

### BEDROOM 12

DOUBLE/FAMILY ROOM with under eaves storage, **en-suite shower room**.

### BEDROOM 13

**Lobby** with under eaves storage area with cold water storage tanks, LARGE SINGLE/TWIN with built in wardrobe, shower room.

## 121 WEST HILL ROAD

Double doors into **Entrance Lobby** with feature arch and wall light. Opening into:

### RECEPTION HALL

With fire alarm control panel.

### BEDROOM 14

FAMILY 4 with bay window, feature fire surround, **en-suite shower room**.

### BEDROOM 15

TWIN with pedestal wash hand basin, **en-suite shower room**.

### BEDROOM 16

DOUBLE with bay window, **en-suite shower room**.

### Lower Ground Floor

#### Inner Hall

With door to the front of the property, built in store with water softener.

### Owners Flat

### LOUNGE

With inset spot lighting and casement door to rear courtyard.

### SHOWER ROOM

With close coupled WC, double width shower cubicle, tiled walls and floors, contemporary vanity unit.

### KITCHEN/BREAKFAST ROOM

With range of fitted units, built in oven, 4 burner gas hob, filter hood over, tiled splashbacks, Worcester gas fired boiler, recess for fridge freezer, cupboard housing hot water cylinder.

### BEDROOM

LARGE DOUBLE with bay window and fitted window blinds.

### First Floor

### Landing

### CLOAKROOM

With close coupled WC, pedestal wash hand basin.

### BEDROOM 18

DOUBLE with pedestal wash hand basin.

### BEDROOM 19

TWIN with pedestal wash hand basin, refrigerator, **en-suite shower room**.

### BEDROOM 20

TRIPLE with splayed bay window, feature fire surround, **en-suite shower room**.

### BEDROOM 21

SINGLE with pedestal wash hand basin, casement door onto balcony.

### Second Floor

#### Landing

With large walk in linen cupboards.

### BATHROOM

With panelled bath, shower attachment over, shower screen, pedestal wash hand basin, close coupled WC, half tiled.

### BEDROOM 22

DOUBLE with pedestal wash hand basin.

### BEDROOM 23

TWIN with pedestal wash hand basin, **en-suite shower room**.

### BEDROOM 24

TRIPLE with splayed bay window, feature fire surround, **en-suite shower room**.

### BEDROOM 25

SINGLE with wash hand basin.

### Third Floor

#### Landing

With large sky light.

### BEDROOM 26

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

### BEDROOM 27

FAMILY 3/4.

### BEDROOM 28

**Lobby** with fitted cupboards and access to water tanks. **Bedroom** TWIN with built in wardrobe.

### SHOWER ROOM

With shower cubicle, electric shower unit, wash hand basin, low flush WC.

### Outside

To the rear of the properties there is paved courtyard. **Laundry Room** with 2 washing machines and tumble dryer. **Large Timber Storage shed/workshop**.





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