



## BOURNEMOUTH, DORSET

<b>LOCATION</b>	Westbourne Shopping thoroughfare approx. 700 yards. Seafront within 2/3 mile (through Chine). Branksome Mainline Railway Station just over 1 mile. Bournemouth International Centre within 1½ miles. Poole approx. 4½ miles.
<b>FEATURES</b>	Corner position in sought-after residential area. Bournemouth Tourism Best Guest Accommodation Winner 2012. AA 4 star rating. Contemporary and individual operation refurbished in current ownership with luxury bathrooms throughout. Highly rated on review websites. Tea making facilities, hairdryers, radio clock alarms, Freeview flat screen televisions, shaver points and luggage stands to letting rooms. UPVC double glazing throughout. Thermostatically controlled gas fired central heating. On site car park. <b>Potential for additional letting rooms.</b> Passing and local trade.
<b>SUMMARY OF ACCOMMODATION</b>	7 Letting Bedrooms (6 en-suite & 1 with private facilities). Coffee Lounge/Dining Room. Owners 3 bedroom Garden Apartment.
<b>TRADING &amp; BUSINESS</b>	We are informed that in the last trading year a turnover of approximately £67,000 was achieved from B & B letting, while the coffee lounge generated approximately £35,000 in its first season of trade, closing at 4pm. The full on licence has not been exploited and there is potential to open later should a future operator wish.
<b>LICENCES/ PERMISSIONS</b>	We are informed a Full-on premises licence is held. Planning consent has previously been granted for a further 2 double en-suite bedrooms in the roof space although this has now lapsed.
<b>RATEABLE VALUE</b>	£6,500 at the Uniform Business Rate of 45p in the £ for 2012/13. Council Tax Band "A". Information taken from the Valuation Office Agency website.
<b>TENURE</b>	FREEHOLD.
<b>PRICE</b>	£595,000 to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.

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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract.

STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, as to the structural integrity of the premises and condition/working order of services, plant or equipment.

Ref: H6302  
IP219072

**RECEPTION HALL** With access to Coffee Lounge and Hotel Rooms. **Cloakroom** with low level WC, baby changing facilities and wash hand basin.

### THE LIVING ROOM

**COFFEE LOUNGE** UPVC conservatory entrance with wall lighting and guests seating. Opening into **Main Dining Area** suitable for 28 covers with servery dresser, feature chandeliers, exposed strip wood flooring, "sideboard" **SERVERY COUNTER** with espresso/cappuccino machine (rental), ground coffee machine and grinder (rental), Instanta water urn, stainless steel wash basin, refrigerator, storage shelving. Through to **Lounge Area** with square bay window, comfortably seating 5 persons, original marble fire surround with tiled inset and hearth, television point, upright piano, feature chandeliers.

### KITCHEN

With extensive range of fitted wall and base units, spot lighting, tiled splashbacks, microwave, 5 burner Zanussi hob, 2 built in Hotpoint double ovens, Meiko commercial dishwasher, wash hand basin, double bowl stainless steel sink unit, non slip flooring, Bosch dishwasher, refrigerator, stainless steel shelving unit, upright Hotpoint fridge freezer. **Utility Room** with plumbing for washing machine, fire alarm control panel, fridge freezer, shelving, storage.

### OWNERS GARDEN APARTMENT

**LOUNGE** Seating 5 persons, inset spotlighting, casement doors to rear garden. **Open Plan Kitchen Area** (to be fitted at the time of inspection).

**BATHROOM** With shower bath, shower over and curved shower screen, pedestal wash hand basin, close coupled WC, tiled walls, vinyl flooring, fitted shelving.

**BEDROOM 1** SMALL DOUBLE with television point.

**BEDROOM 2** DOUBLE.

**BEDROOM 3** SMALL SINGLE/CHILDS BEDROOM (currently used as an office).

### FIRST FLOOR

**Landing** With large airing cupboard and loft access hatch.

**BEDROOM 1** TWIN with laminate flooring, en-suite shower room with double width cubicle.

**BEDROOM 2** DOUBLE with modern vanity unit, en-suite shower room.

**BEDROOM 3** DOUBLE with original marble fire surround with cast iron inset, en-suite shower room.

**BEDROOM 4** DOUBLE with modern vanity unit, square bay window, en-suite shower room.

**SHOWER ROOM** (Private to Bedroom 5) With wash hand basin, sunken shower tray and screen, concealed cistern WC.

**BEDROOM 5** SINGLE with modern vanity unit.

### SECOND FLOOR

**Landing** With loft access hatch. Door to under eaves storage area. **NB** Planning consent has previously been obtained for a further 2 double en-suite letting rooms.

**BEDROOM 6** (Two Room Suite) DOUBLE with vanity unit, mirrored wardrobes, SINGLE and child's bed. En-suite bathroom/shower room.

**BEDROOM 7** TWIN with double aspect, en-suite shower room.

### OUTSIDE

To the front of the property is a fence enclosed gravelled patio seating 18/24 covers and display sign. To the rear of the property there is a gravelled car park for 5 vehicles. A gate leads to an enclosed rear garden laid to lawn with decked patio and pergola.

