



INVESTMENT FOR SALE

## THE WATERFRONT INN

19 Esplanade, Shanklin, PO37 6BN

Superb Secure Pub Restaurant Hotel Investment

1,200 SQ FT

**Eightfold**  
property

Tel: 01273 672 999  
Website: [www.eightfold.agency](http://www.eightfold.agency)

# Summary

<b>Available Size</b>	1,200 sq ft
<b>Price</b>	Offers in the region of £895,000
<b>Rates Payable</b>	£26,696.50 per annum based on 2023 valuation.
<b>Rateable Value</b>	£53,500
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Bar, Restaurant, Kitchen and cellar	1,200	111.48
1st - 8 double letting rooms	1,000	92.90
<b>Total</b>	<b>2,200</b>	<b>204.38</b>

## Description

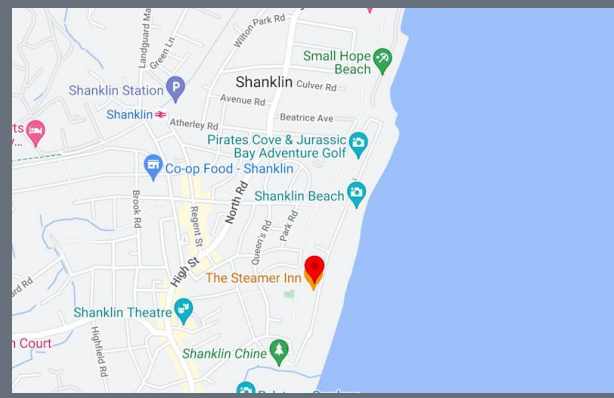
The Waterfront Inn trades all year and is licensed as a pub/restaurant/hotel until 3am 365 days a year. There are 80 inside covers in the bar and dining room while the extensive sun terrace can seat approximately 120, with 30 of these being under the canopy. The top terrace can be enclosed and heated to facilitate all year round use and comfort. Entrance from the Esplanade via steps through the sun terrace, glazed doors lead into the bar/restaurant area. Ladies and Gents VC's to the rear. There are eight first floor guest rooms, seven doubles and a twin room, all with en suites. The front three rooms benefit from amazing panoramic sea views. Owner's accommodation includes one bedroom, en suite, a living room, an office, conservatory and garden. To the rear of the property there is a private parking area used by the owners and their staff (parking for approx. five cars), a storage and utility area with staff facilities and access to the beer cellar.

## Location

Situated on Shanklin's award winning seafront with spectacular sea views is this well-kept bar, restaurant and hotel. Shanklin is located to the East of the island with a population of circa 9,000 (census 2011). The town boasts one of the busiest esplanades on the island supported by many restaurants, bars and leisure facilities. The main town of Shanklin itself offers great retail shopping, pharmacies, cafes, churches and is on a main bus route with easy links to other island hotspots such as Ryde, Newport, Sandown and Ventnor.

## Terms

Investment for sale £895,000. The business has a very high turnover and net profit. Turnover has steadily increased year after year. The property is let on a 15 year lease from January 2018, current rent payable is £82,250 pa. With this lease are 2 personal guarantors and a rent deposit of 6 months. The tenants are 60 years experience between them in the catering industry and have been exemplary tenants with all rent payments being on time or early throughout the lease term.



## Get in touch

**Max Pollock**

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max@eightfold.agency

**Jack Bree**

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jack@eightfold.agency

## Eightfold Property

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 18/12/2024

# Energy performance certificate (EPC)

The Waterfront Inn  
Norfolk House  
19 Esplanade  
SHANKLIN  
PO37 6BN

Energy rating

**B**

Valid until: **5 March 2034**

Certificate number: **4923-1901-1540-7002-4673**

**Property type**

Hotels

**Total floor area**

426 square metres

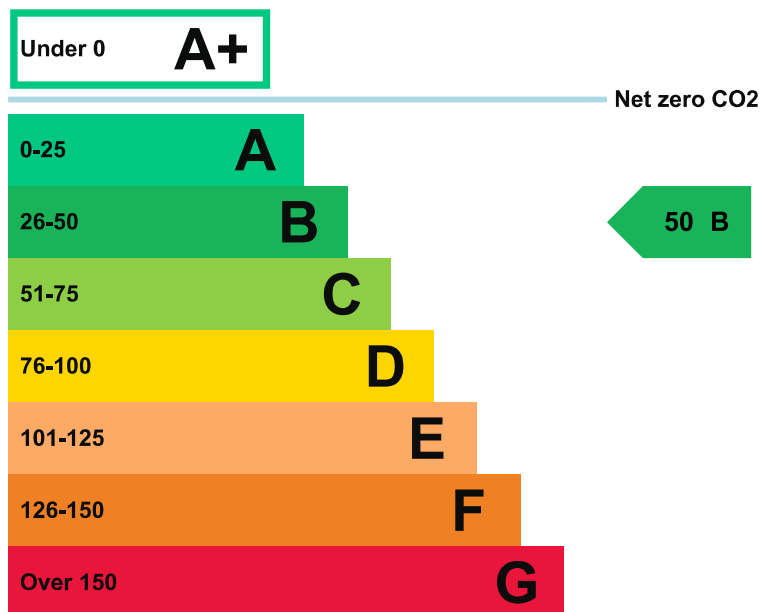
## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## How this property compares to others

Properties similar to this one could have ratings:

**If newly built**

**24 A**



## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	90.92
Primary energy use (kWh/m <sup>2</sup> per year)	625

► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8824-2179-6209-9554-6589\)](#).

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Stephen Hendey
Telephone	01983 639070
Email	<a href="mailto:steve@iow-epc.com">steve@iow-epc.com</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/021045
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	IOW EPC SERVICES
Employer address	22 Coronation Avenue, Northwood, Cowes, Isle of Wight, PO31 8PN
Assessor's declaration	The assessor is not related to the owner of the property.

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**Date of assessment**

5 March 2024

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**Date of certificate**

6 March 2024

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## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [duhc.digital-services@levellingup.gov.uk](mailto:duhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

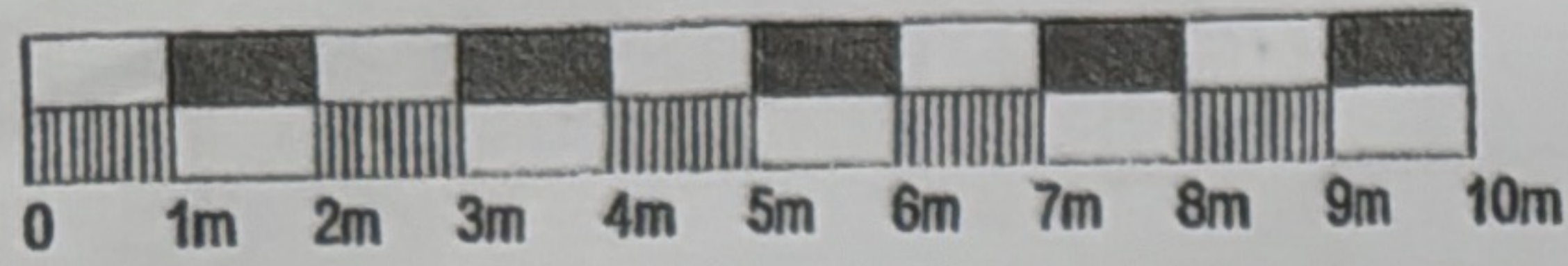
### **OGI**

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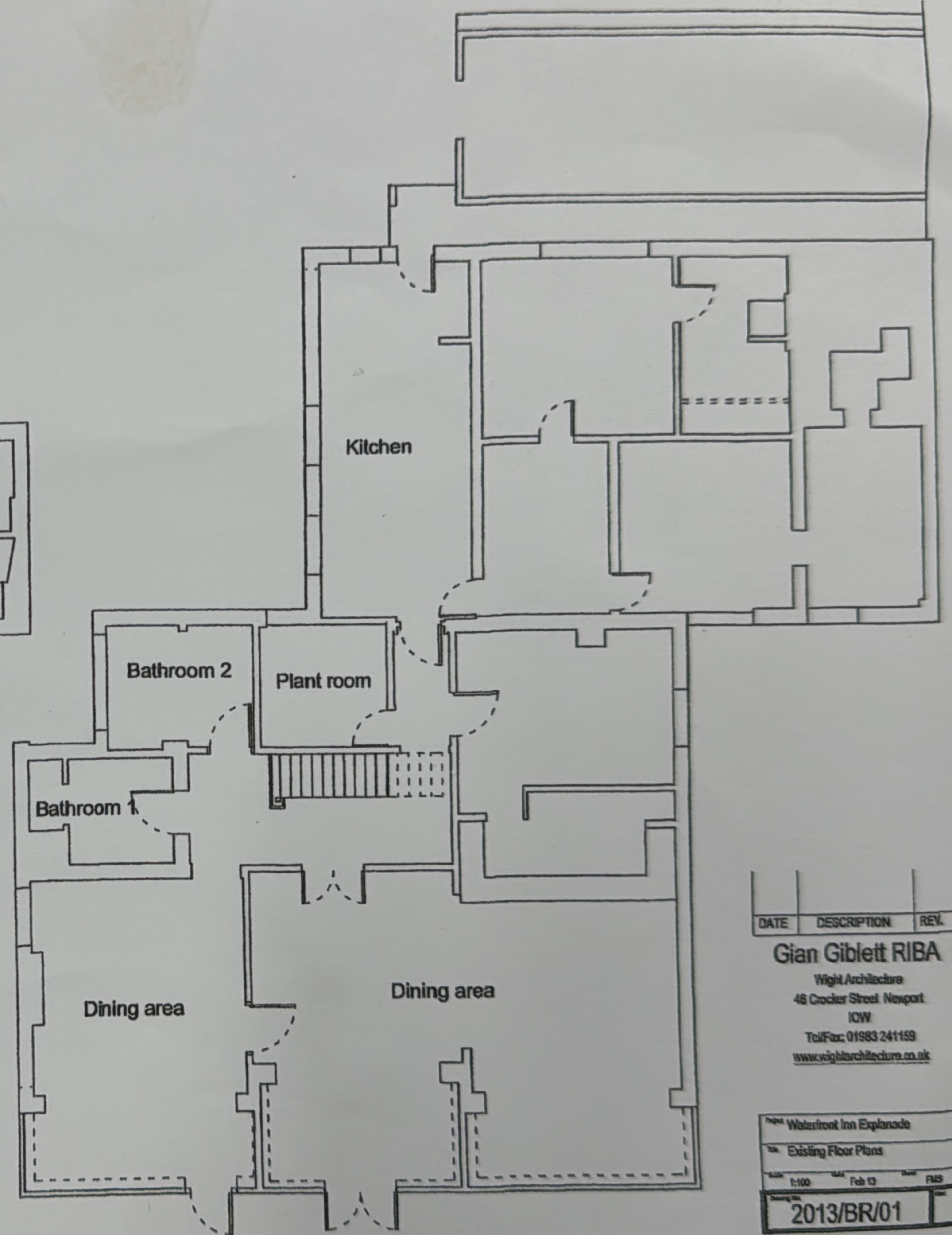


[ht \(https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-framework/\)](https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-framework/)





First Floor



Ground Floor

DATE	DESCRIPTION	REV.

**Gian Giblett RIBA**

Wight Architecture  
46 Crocker Street Newport  
ICW  
Tel/Fax: 01983 241159  
[www.wightarchitecture.co.uk](http://www.wightarchitecture.co.uk)

Project: Waterfront Inn Extension			
Title: Existing Floor Plans			
Scale:	1:100	Date:	Feb 13
Drawing No.:	2013/BR/01	Rev:	