

DeanWood.im

ESTATE AGENTS SURVEYORS VALUERS AUCTIONEERS RENTALS

Baie Mooar House, Coburg Road, Ramsey, IM8 3EQ

£1,250,000



Key Features

House

7  3  3 

- PRESTIGIOUS FOUR-STAR GOLD HOSPITALITY OPPORTUNITY
- PROPERTY / BUSINESS INCL. F&F
- TURN- KEY BUSINESS WITH HIGH QUALITY BEDROOM & DINING FURNITURE & *FULLY EQUIPPED COMMERCIAL KITCHEN
- 7 GUEST BEDROOMS COMPRISING; 3 Luxury Suites, 3 King Ensuites, 1 Twin ensuite

- INFRARED SAUNA ROOM
- GUEST DINING & RESTAURANT BUSINESS
- LOCATED IN THE BEAUTIFUL NORTH OF THE ISLAND
- BENEFITS FROM OWNER ACCOMODATION

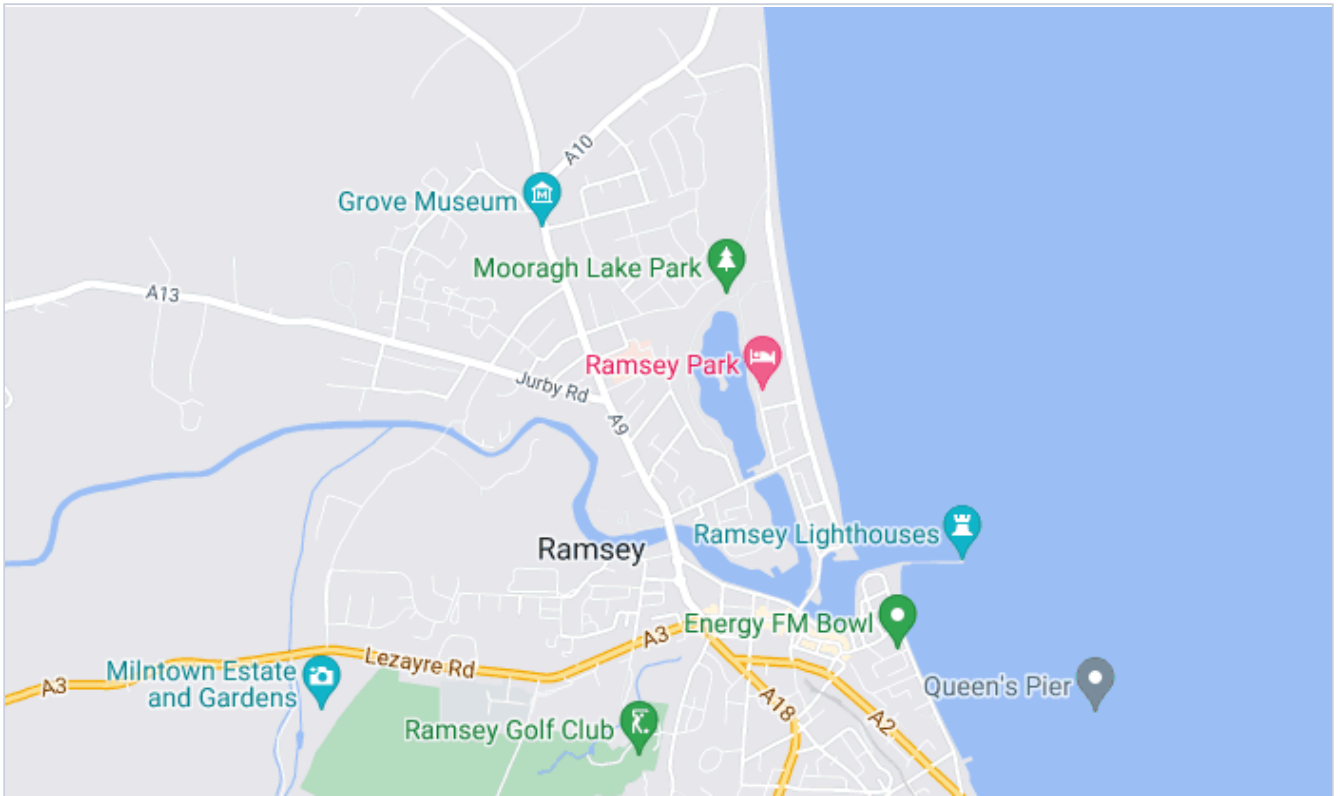








Location



Description

Welcome to BAIE MOOAR HOUSE, a stunning, established boutique bed & breakfast offering a lucrative investment and huge potential.

Substantially restored, refurbished and meticulously maintained throughout by the present owners, they have created a unique boutique style B&B offering luxury accommodation with a bar and 30 seat restaurant.

The owners have made a name for themselves with their popular Supper Club and excellent customer service. Baie Mooar has consistent high rating scores on TripAdvisor and Booking.com as well as an excellent reputation locally and a loyal social media following.

The owners have worked extremely hard to develop the Baie Mooar brand, establishing a successful business with many repeat customers. The business is offered as a going concern including all marketing and forward bookings.

The property itself has seven bright, spacious & contemporary bedrooms, all ensuite, comprising 3 luxury suites, 3 king ensuites and one twin ensuite. Additional facilities include a wellness infrared sauna, enclosed garden with decking and private BBQ area for entertainment and private functions.

Details

Walking up to the main door it is clear to see why the Baie Mooar is such a successful entity, sitting in a real gem of a situation, surrounded in Victorian splendour harking back to a bygone era. It is centrally located, within walking distance of the Royal Ramsey, in a prominent elevated position overlooking magnificent and capacious coastal views over Ramsey Bay. The panoramic views encompass the town, Mooragh Park, plus the surrounding rolling hills and mountains to the rear and side.

The gardens are delightfully sunny for the majority of the day, which is a real plus point for which guests can relax in and enjoy the peaceful setting.

Exterior features include large bay windows, attractive corbels and moulding. Notable internal period features include decorative fireplaces, cornicing ceiling roses, timber panelling, architraves, large windows, chandeliers and picture rails.

A key characteristic of the house is how it flows, particularly the ground floor with an open plan restaurant and reception area creating a genuine ambiance of a sophisticated establishment. The extent and flexibility of the internal accommodation offers ability to host up to 30 seated resident and non-resident guests within the formal restaurant.

While the accommodation has been extended and adapted since its original construction, many notable period features, both internally and externally, have been sympathetically retained.

Established in 2014 the vendors have totally transformed & improved the property into a 4 star modern boutique bed and breakfast, rarely available in the North of the Island. The works to the property over the years are all-encompassing and not limited to:-

Fully refurbished plumbing (all pipework, replacing all bathrooms and adding en-suites, to each room.)

Full re-wire bringing it up to regulation standard

L1 Fire system

New Gas pipework and replacing the gas system up to regulation standard

Complete redecoration throughout

New furniture in all rooms

Waterproof render to full exterior

Installation and upgrade of the commercial kitchen including commercial grade fans, ovens and a host of other appliances

Creation owner accommodation in the basement looking out over the garden (dug out and replaced with insulated concrete and a damp proof course and tanking)

Replacement windows

Replaced exterior doors

Wellness infrared sauna

Boiler move to better situation and new pipework with new oil tank

Landscaped the entire side garden, added a new decking area and seating area raised beds

The property is light with high ceilings & double aspect windows. Through the attractive front door into an entrance lobby leading through reception. Behind which is the commercial kitchen, store and stairs to the new basement living accommodation. Through an opening the reception area leads to the excellently proportioned dining room and back to the main hallway. The stairs lead to the guest bedrooms and suites all en-suite, a wellness infrared sauna room, which is increasing in popularity with non-guests; but could be returned to a bedroom. In addition, a laundry room and office. The floorplan is as shown on the accompanying plans. On street parking.

The fully fitted commercial kitchen is also extremely flexible with an ancillary dry store, fridges and preparation areas complying with industrial catering norms.

Owners Accommodation—The property has the additional benefit of a private living area which is situated on the lower level and comprises of modern and tastefully designed lounge, double bedroom and ensuite shower / bathroom with storage areas.

The accounts will be available but will be subject to approval of release at the Owners discretion and only on the signing of an NDA by any interested party.

The Business is VAT registered and Freehold.

Mains water electricity and sewage are connected. uPVC Double glazing. Oil fired central heating, bottled gas for the kitchen. 1,000mbps fibre broadband.

Fully compliant Fire Alarm system & Fire Inspection Certificate Rates & Insurance

Presently the Treasury & Ramsey Commissioners Rates are £2,352.24 and the owners Annual building and business insurance is £1598.68. The Isle of Man does not have Business Rates as per United Kingdom. NB:- There is a reduced VAT rate of 5% on accommodation.

Further Information www.baiemooar.com & www.locate.im (Isle of Man Government - Guide to Moving to the IOM)

Location

From Parliament Square Ramsey take the A18 drive towards Shoprite, head straight over Bowring Bridge on Bowring Road heading North. Miss the first right (North Shore Road) and take the third right hand turn, Coburg Road, ascend the hill to the top; on your right hand side overlooking Mooragh Park and the sea is Braie Mooar.

Disclaimer

These particulars are for information purposes only and do not constitute or form any contract nor should any statement contained herein be relied upon as a representation of fact.

Neither the vendor nor Deanwood Agencies Limited (the firm), nor any officer or employee of the firm accept liability or responsibility for any statement contained herein.

The vendor does not by these particulars, nor does the firm, nor does any officer or any employee of the firm have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. It is the sole responsibility of any person interested in the property described in these particulars to make all proper enquiries and searches to verify the description of the property and all other particulars herein.

Ramsey Office:

60 Parliament Street, Ramsey, IM8 1AJ

Tel: +44 (0) 1624 816111