



GUIDE PRICE £695,000

SANDHILL HOTEL, 6 HILL STREET, SANDOWN, PO36 9DB

Hose Rhodes Dickson Commercial

01983 527727

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Hose  
Rhodes  
Dickson



Hotel with 16 en suite bedrooms

Excellent location within Sandown

3-bedroom owner's accommodation, all en suite

Licensed

Car parking and gardens

## The Business

The hotel trades all year on a bed and breakfast basis. School parties are also catered for between the end of April and mid July, evening meals and packed lunches being provided.

The business has been successfully traded by the current owners for the past four years showing increasing turnover and healthy profits. The business is registered for VAT.

## The Premises

Sandhill is a detached hotel with 16 en suite letting rooms. The building dates from the Victorian era with more modern purpose built extensions.

Entrance to the hotel from the car park leading to the reception area with office behind. Hallway with stairs up. Doors to:

Residents lounge with feature fireplace.

Bar with range of optics and beer pumps, seating and tables. The conservatory leads from the bar and has a range of soft seating. Views down across Sandown to the sea.

Dining room with excess of 50 covers. (69 covers for school parties, up to 58 children and 11 adults).

Ground floor WC, access to the garden and door down to the cellar.

All the letting rooms are presented to a high standard and the en suites have all been refurbished by the current owners. The majority are en suite showers with one also having a bath.

The bedrooms are on the ground (4), first (9) and second floor (2) and comprise:

- 1 x single
- 2 x twin
- 3 x double
- 1 x king size double
- 4 x super king double/twin
- 3 x 2+2 family rooms
- 1 x 2+3 family room
- 1 x 2+4 family room

Access to boarded loft from first floor landing. The loft is supplied with power.

Airing cupboard located on the first floor with 85 KW Worcester boiler supplying central heating and hot water.

An office is located on the second floor along with two of the bedrooms.

Kitchen with range of commercial equipment (a full inventory will be provided) and extractor hood. Separate washing up area, laundry room, dry store and freezer room with door to the outside. Further large storage area.

Owner's accommodation with own private access from the side of the hotel and further access from the first-floor landing. Ground floor double en suite with recently fitted wet room. Private staircase to first floor with two double en suite bedrooms and lounge.

Outside

Car parking to the front of the hotel. Front garden with seating area. Rear garden with lawns and flower beds. Views towards Brading Downs from the rear of the property. Garage.

Sale to include fixtures, fittings and goodwill.

Accounts will be provided for bona fide applicants.

Please visit our clients own web site for further details [www.sandhill-hotel.co.uk](http://www.sandhill-hotel.co.uk)

A floor plan can be provided if required.

The VOA shows a rateable value of £8,400. The rates payable would be circa £4250 before any applicable rates relief. Council Tax Band A for owner's accommodation.

## Terms

Our client is asking Guide Price £695,000 for this freehold property

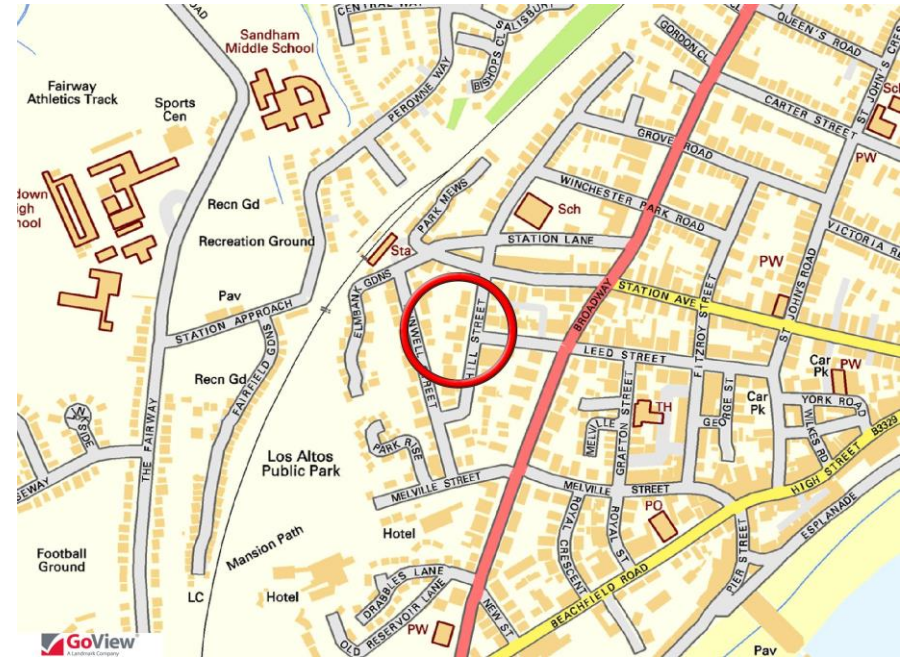
## Viewings

For all viewings please contact HRD Commercial on 01983 527727.

**GUIDE PRICE £695,000. FREEHOLD**

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01983 527727 or email [commercial@hrdiw.co.uk](mailto:commercial@hrdiw.co.uk)



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To arrange a viewing call

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