



PRICE £550,000

DEVELOPMENT OPPORTUNITY, 32 ESPLANADE, SHANKLIN, PO37 6BG

Hose Rhodes Dickson Commercial

01983 527727

commercial@hrdiw.co.uk



Opportunity to purchase a former hotel with planning permission to convert to 3 x holiday apartments and 1 x full residential townhouse.

Location

Situated on Shanklin's award winning seafront with spectacular sea views is this former bar, restaurant and hotel. Shanklin is located to the East of the island with a population of circa 9,100 (census 2021).

The town boasts one of the busiest esplanades on the Island supported by many restaurants, bars and leisure facilities. There is no shortage of entertainment for the children, with newly invested recreational facilities such as the recent investment into the new pitch and put and existing indoor play areas.

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.

Description

The property is situated on Shanklin Esplanade and has amazing direct sea and beach views. Offering parking to the rear, this rare opportunity would suit a variety of developers/investors.

The property is a former trading hotel with planning permission to convert to 3 x holiday apartments and 1 x residential townhouse with the following accommodation:

Holiday Accommodation

Ground Floor - approx. 140 sq m -
Apartment 1 - offering 2/3 bedrooms (2 with en-suite) with open plan living/dining room, separate kitchen and large

patio to the front overlooking the Esplanade with direct sea views.

First Floor - approx. 140 sq m
Apartment 2 - offering 3 bedrooms (1 with en-suite) additional family bathroom and separate kitchen/diner and living room with doors onto large balcony overlooking the Esplanade with direct sea views.

Second Floor - approx. 140 sq m
Apartment 3 - offering 3/4 bedrooms, 1 with en suite and 2 with direct balcony access, additional family bathroom, separate kitchen/diner and living room with access to balcony with direct sea views overlooking the Esplanade.

Residential - Un-restricted Townhouse approx. 160 sq m
Located to the rear of the property this unit will offer 3 bedrooms, separate kitchen, living room with dining space, home office, games room/2nd lounge, 2 family bathrooms and a great size balcony area to the rear plus 2 parking spaces.

Each unit will have allocated parking, there are 5 parking spaces on site.

Planning Permission

Planning permission was granted in July 2021. Planning reference no: 20/01648/FUL.

Services

The property has mains electric, gas, water and drainage.

Terms

Our client is asking Guide Price £550,000 for this great opportunity.

Viewings

All viewings to be arranged via HRD Commercial. Please contact 01983 527727 or email commercial@hrdiw.co.uk.

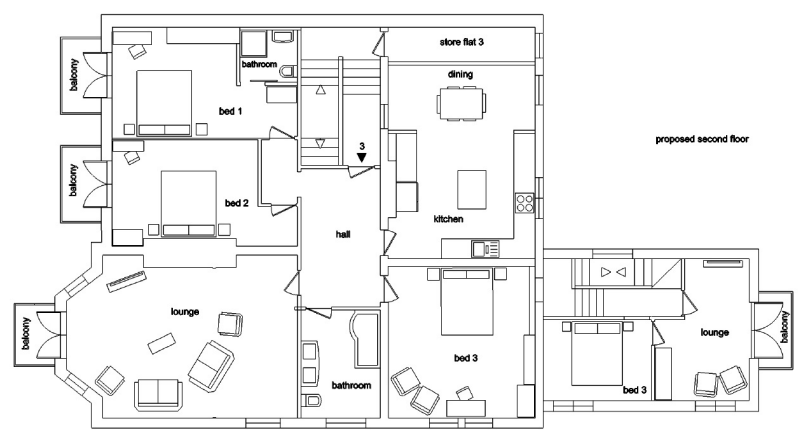
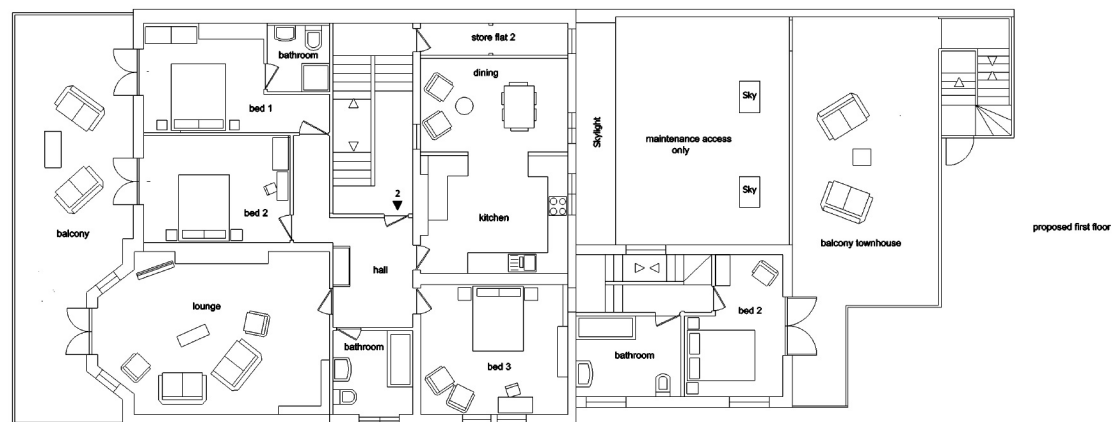
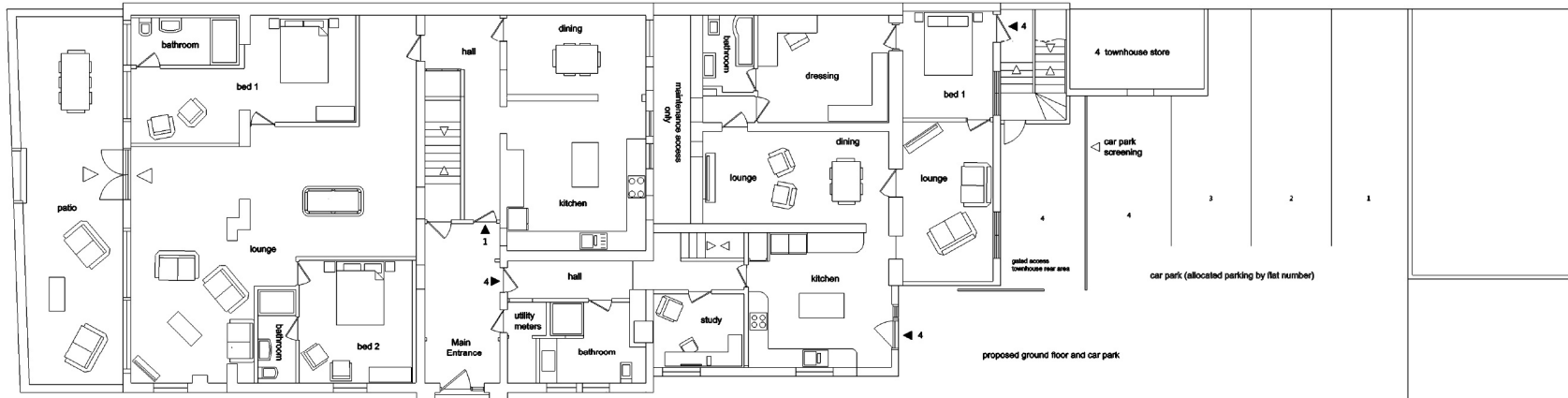
Misrepresentation Act 1967

Hose Rhodes Dickson and any joint agents, for themselves and for the vendors or lessors of this property whose agents they are, give notice that, 1) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract, 2) all dimensions and areas are approximate and all descriptions, reference to condition and necessary permissions for use and occupation, and other details, are given without responsibility and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, 3) no person in the employment of Hose Rhodes Dickson or their joint agents has any authority to make or give any representation or warranty whatever in relation to this property. Unless otherwise stated all rents and prices are quoted exclusive of VAT.

PRICE £550,000

DEVELOPMENT OPPORTUNITY, 32 ESPLANADE, SHANKLIN, PO37 6BG

01983 527727 or email commercial@hrdiw.co.uk



Proposed conversion of existing Hotel to form 4 self contained units
 The Esplanade Hotel
 33 Esplanade
 Shanklin
 Isle of Wight
 Proposed floor plans

Note: This drawing is for layout purposes only



To arrange a viewing call
 01983 527727 or email commercial@hrdiw.co.uk

Newport 521144 | Ventnor 855525 | Bembridge 875000 | Ryde 565658 | Cowes 294714 | Shanklin 866000

www.hrdiw.co.uk
 Friendly service and local knowledge

