



GUIDE PRICE £895,000

THE CLIFTON, 1 QUEENS ROAD, SHANKLIN, PO37 6AN

Hose Rhodes Dickson Commercial

01983 527727

commercial@hrdiw.co.uk

Hose
Rhodes
Dickson



A rare opportunity to purchase a beautifully presented 14 en-suite bedroom hotel and café with separate owners' accommodation, perfectly positioned on Shanklin's clifftop providing spectacular sea views.

Location

Located on Queens Road, The Clifton is perfectly positioned on the clifftop, providing spectacular sea views across Small Hope Beach and Sandown Bay.

Shanklin, a town to the southeast of the Island, is one of the main holiday destinations on the Island. There are extensive sandy beaches nearby with a lovely coastal walk from Shanklin to the town of Sandown and beyond.

The main town of Shanklin is just a short walk from the hotel, comprising a range of amenities from small boutique stores, larger retailers, restaurants, cafes, salons and much more.

The Business

Built in 1860, The Clifton retains much of the original features you would expect from a Victorian establishment, whilst being tastefully upgraded and modernised over the years. There are 14 en-suite bedrooms with a separate 2-bedroom owners' accommodation.

The current owners have occupied the property for 13 years and are selling due to retirement.

The hotel is licensed and trades from March through to October on a bed & breakfast basis. They also open to the public throughout the day, serving café style food, freshly baked goods and a range of beverages.

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The Premises

Ground Floor

Guest Entrance

Spacious reception and office to the rear.

Dining Room / Café

Well presented, utilised for guests' breakfasts and public custom for the café.

Bar Area/Snug

Cosy and concealed leading onto the veranda connecting to the dining room.

Kitchen

Fully equipped commercial kitchen.

Scullery

Spacious pot washing area, leading to the lean-to housing washing machines etc

Staff area

A small bedroom for staff and WC's

Boiler Room

First Floor

Room 1 Double with en-suite shower room

Room 2 Large king / twin suite with en-suite shower room

Room 4 King with en-suite shower room

Room 5 King / twin with en-suite shower room. Balcony with sea views.

Room 6 King size suite with en suite shower. Separate living area. Balcony with fantastic sea views.

Room 7 King / twin with en-suite bathroom.

Second Floor

Room 9 Large king / twin suite with en-suite shower room

Room 10 Double with en-suite shower room

Room 11 Double with en-suite shower room

Room 12 King with en-suite shower room

Room 14 King with en-suite shower. Sea views.

Room 15 Double with en-suite shower room. Sea views.

Room 16 King with en-suite shower. Sea views

Room 17 King / twin with en-suite shower room.

Owners Accommodation Accessed externally or through the rear of the hotel comprising:

Bedroom 1 with en suite

Bedroom 2 with separate shower room

Sewing room

Two spacious living rooms

Shared Kitchen/Diner

Utility Room

Private courtyard

External

The property benefits from award-winning landscaped gardens overlooking the cliff path with extensive sea views.

The current owners host a range of events in the gardens throughout the summer months proving popular with guests and locals alike.

There is parking for 14 cars at the front of the property.

Terms

Our client is asking Guide Price £895,000 for this freehold property to include FFGW + SAV.

Viewings

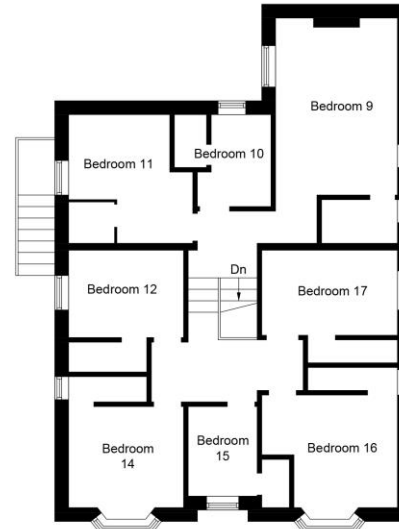
All viewings to be arranged via HRD Commercial. Please contact on 01983 527727 or commercial@hrdiw.co.uk

Ground Floor

Ground Floor



First Floor



Second Floor

The Clifton Hotel Owners Accom

Shed

Sewing Room
3.20 x 2.90
10'6" x 9'6"

Bedroom 1
3.90 x 3.90
12'10" x 12'10"

FP

Living Room
5.74 x 4.10
18'10" x 13'5"
(Approx)

En - Suite

Utility

Kitchen
7.16 x 2.97
23'6" x 9'9"

Living Room
4.10 x 4.10
13'5" x 13'5"

Bedroom 2
3.21 x 3.19
10'6" x 10'6"

Hall

Shower Room

Hall

IN

Illustration for identification purposes only, measurements are approximate,
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To arrange a viewing call
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Friendly service and local knowledge

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