



GUIDE PRICE £850,000

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

Hose Rhodes Dickson Commercial

01983 527727

commercial@hrdiw.co.uk

Hose
Rhodes
Dickson



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 well-appointed 4-bedroom owners' bungalow, which offers potential to be separately let as self-catering accommodation, increasing the potential turnover.

The current owners have occupied the property for around 15 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.

Both the flat and pitched roof were replaced in 2018 with a 20-year guarantee. The external fire escape was also recently replaced in 2018.

The Premises

Ground Floor

Guest Entrance

New awning to the front door
Spacious reception with office to the rear.

Dining Room / Café

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

Bar Area / Snug / Conservatory

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

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

Hot water on mains pressure.

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

Large dressing room / potential bedroom 3

Two spacious living rooms with potential for bedroom 4

Kitchen/diner

Utility room

Storage cupboard

Private courtyard garden

There is potential to separate this off and let for an additional income. We have been advised a weekly rental of approximately £1,300 per week could be achieved in the peak season.

External

The property benefits from award-winning landscaped gardens overlooking the Cliff Path with panoramic sea views. There is plenty of all-weather furniture and an electric remote-controlled awning to above the decking.

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 with two bike sheds and further stores.

Terms

Our client is asking Guide Price £850,000 for this freehold property to include FFGW + SAV.

GUIDE PRICE £850,000

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01983 527727 or email commercial@hrdiw.co.uk

The Clifton Hotel

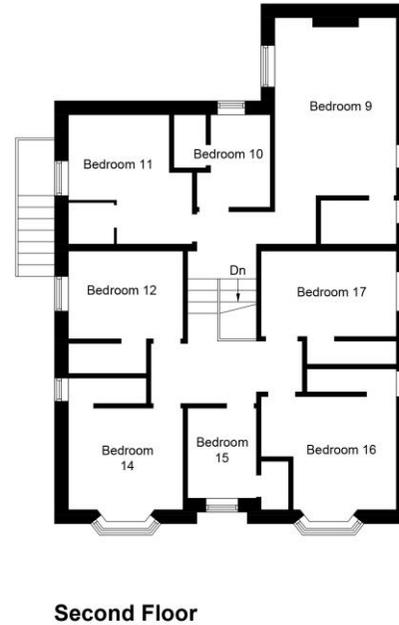


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The Clifton Hotel Owners Accom

Approximate Gross Internal Area = 135.7 sq m / 1461 sq ft (Including Shed)



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