



GUIDE PRICE £560,000

RYEDALE , ATHERLEY ROAD, SHANKLIN, PO37 7AT

Hose Rhodes Dickson Commercial

01983 527727

commercial@hrdiw.co.uk

Hose  
Rhodes  
Dickson



Beautifully presented guest house for sale in a great location in Shanklin.

## Location

Located on Atherley Road, Ryedale is ideally situated a short walk from the local train station which operates between Shanklin and Ryde Pier Head, serving Smallbrook Junction, Brading, Sandown and Lake stations along the way. Other transport links are also located nearby.

Ryedale is also just a short walk from the thriving town centre, Esplanade and golden sandy beaches.

Shanklin is a popular year round tourist destination on the Southeast coast of the Island, well known for its extensive beaches and iconic Old Village.

## The Business

Offered for sale is Ryedale, a beautifully presented 7 en-suite bedroom guest house, with a separate 2-3 bedroom owners accommodation.

The current owners operate the business on a bed and breakfast basis between Easter and October, leaving scope to increase trade. Guests can currently book via Booking.com, Hotels.com and Eviivo via the Ryedale website.

The property is very well maintained throughout and offers a turn key business ready for new owners. The turnover for the business is just under the VAT threshold.

## The Premises

The property offers the following accommodation:

Ground floor  
Entrance hall  
Room 1 Double Room with en suite shower  
Room 2 Superior Double with en suite shower  
Store / Laundry cupboard  
Stairs to first floor  
Dining room  
Kitchen

First floor  
Store cupboard  
Room 3 Double with en suite shower  
Room 4 Double or Twin with en suite shower  
Room 5 Single with en suite shower  
Room 6 Double with en suite shower  
Room 7 Family Suite, a double room with small bunk room for children under 12

Owners accommodation:  
The owners accommodation is accessed via the kitchen and provides:

Ground floor  
Living Room  
Bathroom  
Bedroom 3/Office

A lovely private south facing garden is accessed from the dining room.

First floor  
Bedroom 1  
Bedroom 2

## Business Rates & Council Tax

The VOA shows a rateable value of £5,900. Rates payable will be circa £3,000 without any applicable rates relief. Please direct all enquiries to the Valuation Office Agency.

Council Tax Band A.

## Terms

Our client is asking guide price £560,000 to include the FF&GW + SAV.

## Viewings

All viewings to be arranged via HRD Commercial. Please contact on 01983 527727 or [commercial@hrdiw.co.uk](mailto:commercial@hrdiw.co.uk)

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# Ryedale

Approximate Gross Internal Area = 274.0 sq m / 2949 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1076228)

To arrange a viewing call

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

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