



**GUIDE PRICE £875,000**

**NEWPORT QUAY HOTEL, 41 QUAY STREET, NEWPORT, PO30 5BA**

**Hose Rhodes Dickson Commercial**

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**Hose  
Rhodes  
Dickson**



Fantastic opportunity to acquire this beautifully appointed hotel trading on a bed and breakfast basis set in the heart of Newport. Having undergone an extensive programme of refurbishment over the past two years, the premises is well presented with scope to expand the business by pursuing additional income schemes.

## Location

Situated on Quay Street, just off the High Street of the Islands principle town.

Newport is located in the centre of the Island and has a range of local and national shops and supermarkets as well as a good range of restaurants, cafes and coffee shops. There are good transport links to the rest of the Island.

## The Business

Newport Quay Hotel is a 17th century Grade II listed property set on a street with a number of properties of similar age and character. The property has many interesting features including timber beams, panelled walls and fireplaces. The recent programme of refurbishment and renovation includes replacement of all plumbing, central heating, boilers and hot water storage. Rewired throughout. Gas supply serviced. New fire alarm system and new fire doors. Fire and alarm systems signed off by Hampshire Fire Officer. CCTV monitoring installed throughout. Wight Fibre broadband and Wi-Fi installed throughout. A full list of works is available.

Considerable building works have also taken place including replacement ceilings and floors, a new kitchen, replacement baths. The interior has been painted throughout and new carpet fitted in the lounge, all bedrooms and public areas. Extensive replacement of furniture.

Entrance to the property is from Quay Street with the front door leading to the lounge and reception. The lounge has a range of comfortable seating, panelled walls and feature fireplace. This room also provides additional seating for breakfast guests when required.

The dining room leads off from the lounge and provides seating for up to 18 guests. Off the dining room the newly fitted kitchen has a range of catering equipment to service the needs of the bed and breakfast customers.

Clientele include those coming to the Island to work in local businesses, the court and hospital as well as tourists looking for a central base from which to visit the Island.

Trading figures are available to bona fide applicants following a viewing.

## The Premises

Stairs up from the lounge lead to the letting rooms. All are en suite.

Room 1 Single

Room 2 Family (situated on 2nd floor)

Room 3 Double

Room 4 Double

Room 5 Single

Room 6 Single

Room 7 Single

Room 8 Single

Room 9 Double

Room 10 Triple. En suite with bath

Stairs down to:

Room 11 Double with queen size bed and en suite bath  
Room 12 Double with king size bed and en suite with bath

Laundry room and various storage areas.

To the rear of the property is the well-presented owner's accommodation consisting of 3-bedroom house, which is linked to the hotel. One bedroom is en suite, family bathroom, large kitchen and dining/living room.

Outside there is a courtyard area with seating, for the use of guests, along with secure bike storage which proves very popular with guests. The owners benefit from a sizeable private garden, with rear access to the Sea Street car park.

There is on street metered parking to the front of the hotel, with further long stay car parks a short walk away. There are two sets of council run EV charging points right outside the hotel.

## Terms

Our clients are asking Guide Price £875,000 for the freehold to include fixtures, fittings and goodwill.

## Business Rates

The VOA shows a rateable value of £10,900. Estimated rates payable will be circa £5,400 without any applicable relief. Please direct any enquiries to the Valuation Office Agency.

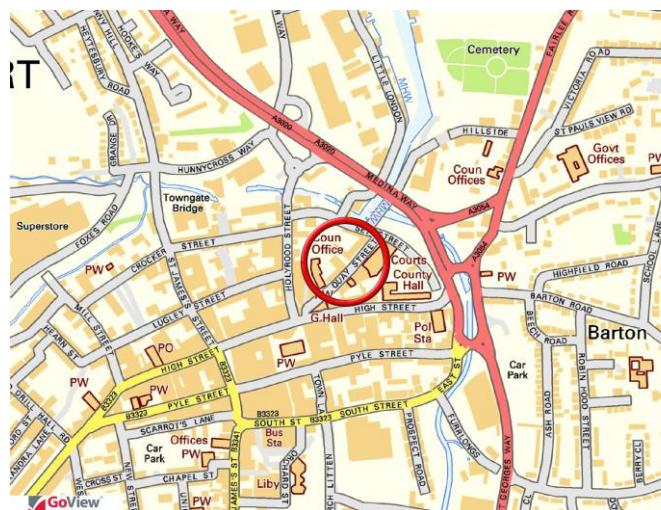
## Viewings

All viewings to be arranged via HRD Commercial. Please call 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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