



GUIDE PRICE £695,000 FF&GW

DORSET HOTEL, 31 DOVER STREET, RYDE, PO33 2BW

Hose Rhodes Dickson Commercial

01983 527727

commercial@hrdiw.co.uk

**Hose
Rhodes
Dickson**



23-bedroom hotel in a central location with a separate 2-bedroom owners/managers accommodation.

Location

Located on Dover Street, the Dorset Hotel is well positioned within easy reach of the local shops, Esplanade and extensive sandy beaches.

Ryde is one of the biggest towns on the Island by population, circa 24,000 (2021 census) and offers great transport links across the Island with Ryde Pier housing the Fastcat to Portsmouth.

Description

Offered for sale is the Dorset Hotel which has been operated by the current owners for 27 years, currently trading all year round on a bed and breakfast basis.

There are 23 letting rooms, most of which en-suite, comprising 12 doubles, 5 twin rooms, and 5 singles.

There is also a self-contained apartment with a double bedroom, bathroom, living room and kitchenette. This is currently let on a bed & breakfast basis but would be suitable for air b&b etc.

The lower ground floor consists of a spacious dining room offering approximately 35 covers, a fully equipped kitchen and wash up area, stores and a private lounge. The self-contained apartment is located on this level, along with three guest bedrooms.

Ground floor entrance from the front of the property leads to an open plan reception, guest lounge and bar. There are five guest rooms on this level, as well as a large private lounge currently utilised for storage, which could be converted into another guest room.

The first and second floors house the remaining fourteen rooms, a few enjoying stunning sea views across the Solent.

There is separate owners/managers accommodation consisting of a two-bedroom bungalow with a sizeable living room, kitchen, bathroom and a spacious private garden located behind the hotel.

To the rear of the property is a spacious garden laid to grass and patio with seating for guests to enjoy, along with parking for 14 vehicles.

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

Terms

Our client is asking guide price £695,000 for the fixtures, fittings and goodwill of the business. Freehold.

Business Rates

The VOA shows a rateable value of £14,750. Estimated rates payable will be circa £8,100 without any applicable relief. Please direct all enquiries to the VOA.

Viewings

All viewings to be arranged strictly via the agent. Please contact Lisa Mercer or Charlie Dickson on 01983 527727 or commercial@hrdiw.co.uk

Legal fees

Each party to cover own legal fees.

EPC: B

Misrepresentation Act 1967

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