



GUIDE PRICE £495,000

OAKLANDS HOUSE, YARBRIDGE, BRADING, SANDOWN, ISLE OF WIGHT, PO36 0BP

Hose Rhodes Dickson Commercial

01983 527727

commercial@hrdiw.co.uk

Hose
Rhodes
Dickson



A great opportunity to purchase a non-trading guest house with development potential. Retirement sale.

Location

Located on a prominent corner site on Yarbridge, Oaklands House occupies an elevated position within walking distance of Brading High Street and its amenities.

The town of Brading is situated to the east of the Island on the A3055 and is within easy reach of the neighbouring towns of Ryde and Sandown, with the Islands County Town of Newport being within a short drive.

Description

Oaklands House was originally constructed in the Victorian era, dating back to the 1850's, and is now presented as a 10 en-suite bedroom guest house. There is additional living accommodation to the ground floor which includes 2/3 owner's bedrooms

The property has been with the family since 1969 and boasts decades of successful operation. Although the business is no longer trading due to the current owner's retirement plans, the premises offers significant potential for a new owner who may wish to re-open as a guest house or explore a different avenue subject to gaining the necessary consents.

The premises currently offers the following accommodation.

Entrance from front garden. Door to entrance hall.

Guest Lounge. Door to private owner's lounge with wood burner and separate bar area. Patio doors to outside terrace.

Stairs down to cellar offering additional storage space and a separate room measuring approximately 4m x 2m.

Catering kitchen and a separate dry store, veg prep and laundry room. Door to separate 2/3 owners' accommodation. Door to rear private patio garden.

Ground Floor

Bedroom 8 Double with en suite shower. Bay windows

Bedroom 9 Twin with en suite shower.

Bedroom 10 Double with en suite shower

First Floor

Bedroom 1 Large Double with en suite shower.

Bedroom 2 Double with en suite shower. Bay windows.

Bedroom 3 Double with en suite shower.

Bedroom 4 Single with en suite shower.

Bedroom 5 Double with en suite shower.

Bedroom 6 Double with en suite shower.

Bedroom 7 Double with en suite shower.

Guest rooms are equipped with televisions and air conditioning units. Rooms to the front of the property benefit from noise reducing windowpanes.

Outside

Attractive garden situated to the front of this sizeable corner plot. Swimming pool heated by a separate gas boiler located in the pump house.

Large double garage with access to outside storage space and undeveloped garden land behind with large, covered wood store. Car parking for 8-10 vehicles.

Services

The premises benefits from mains gas, electricity, water and drainage.

Business Rates

The VOA shows a rateable value of £10,250. Estimated rates payable will be circa £5,600 without any applicable relief. Please direct any enquiries to the Valuation Office Agency.

Viewings

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

Terms

Our clients are asking Guide Price £495,000 for this freehold opportunity.

Misrepresentation Act 1967

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Oaklands House

Approximate Gross Internal Area = 386.0 sq m / 4155 sq ft

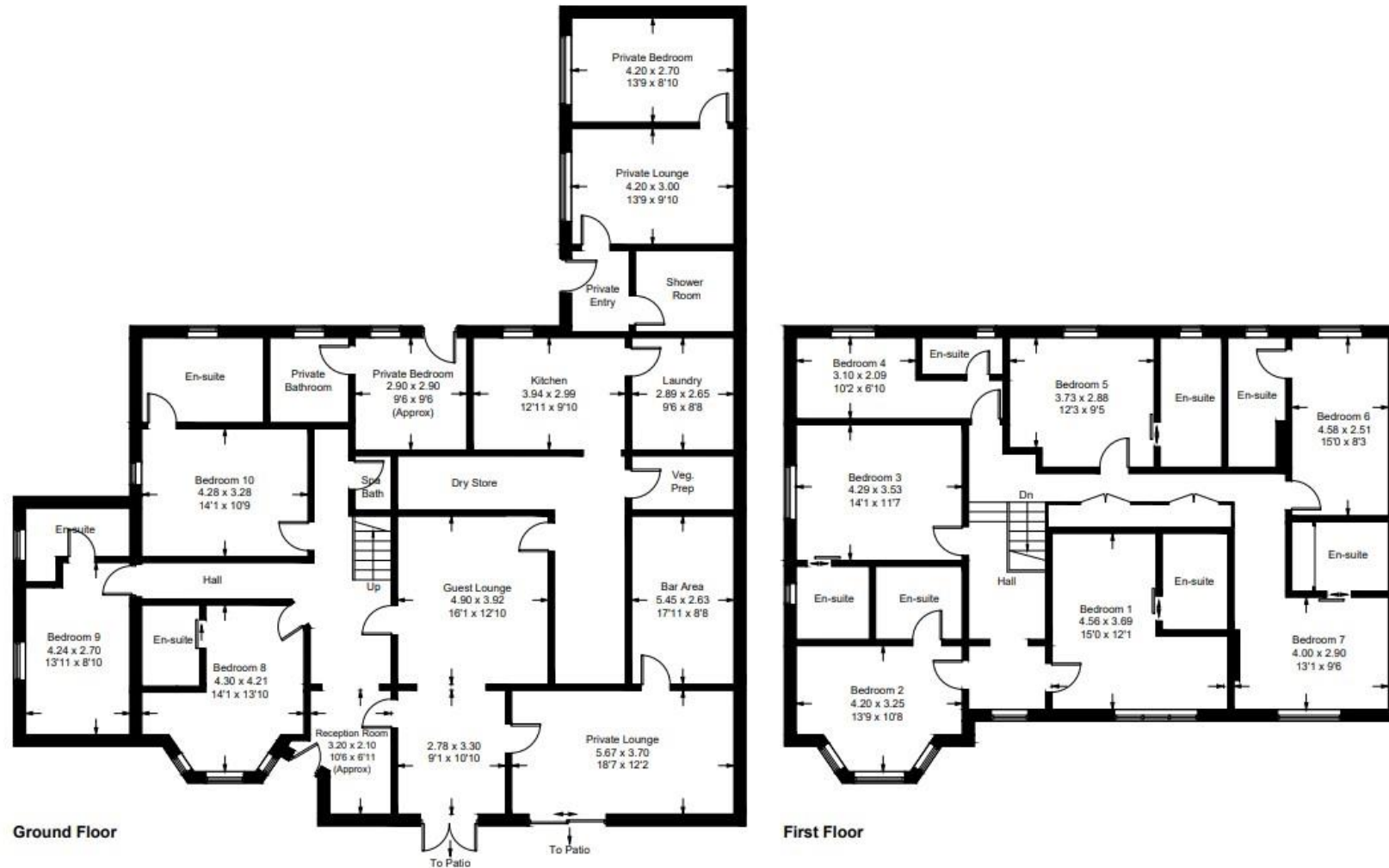


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1197929)

To arrange a viewing call
01983 527727 or email commercial@hrdiw.co.uk

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Friendly service and local knowledge

