

SCOTCHER & CO

C O M M E R C I A L

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**AN UNUSUAL OPPORTUNITY TO PURCHASE THIS NON-TRADING FORMER
9-BEDROOM HOTEL WITHIN THE POPULAR RESORT TOWN OF SHANKLIN -
WORTHY OF EARLY INSPECTION AND INTEREST.**



**THE ROWBOROUGH
HOTEL
32 ARTHURS HILL
SHANKLIN
ISLE OF WIGHT
PO37 6EX**

Situated at the junction of Arthurs Hill and Wilton Park Road, towards the outskirts of Shanklin, which in turn is a very popular resort town overlooking Sandown Bay.

The town enjoys a good year-round trade from locals and visitors, which is supplemented considerably by tourism during the seasonal months. Shanklin has a wide variety of facilities and attractions within its boundaries, including a range of local and national retailers, the enviable beach and Esplanade, Shanklin Chine and Shanklin Theatre, to name but a few.

The Rowborough has not traded recently; however, an extensive inventory of fixtures, fittings and equipment still exists, if required, that could benefit a purchaser. The property is detached and of conventional construction, and may also suit alternative uses (subject to any necessary consents), with other details as briefly outlined overleaf.

PRICE GUIDE – £370,000 FREEHOLD

These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy.

All measurements are approximate.

Unless otherwise stated, all prices and rents are quoted exclusive of VAT

Scotcher & Co. is a trading name of A.F.S. Properties Ltd. Company Reg. No. 4765406 - England. Directors: Mr A.F. Scotcher, Mrs S.J. Scotcher (Company Secretary)
Registered Office: Bright Brown, Exchange House, St Cross Lane, Newport, Isle of Wight, PO30 5BZ

GROUND FLOOR	<p>Comprises a conservatory/reception area of some 20'6" x 9'2", leading into the main hall with staircase to the first floor.</p> <p>The guest sitting room measures some 14' x 14' plus a bay window and communicates through to the guest dining room of 26'8" x 13'2". There is an adjoining bar and customer WC facility.</p> <p>Also on the ground floor is a well-equipped commercial kitchen, measuring some 14' x 13' with adjoining wash-up area.</p> <p>The ground floor also contains the former owner's apartment, comprising a double bedroom with en-suite facility, a single bedroom and a sitting room.</p> <p>Guest Room 1 is also situated at ground floor level and comprises a triple room with en-suite shower and WC.</p>
FIRST FLOOR	<p>Galleried landing with linen store, and a further eight guest bedrooms, comprising a flexible mix to include of six doubles, one triple and one single, all with en-suite facilities, partially in the original main building and partly in the more recent extension.</p>
THE BUSINESS	<p>The hotel is a non-trading entity at present; however, it is offered for sale if required with the existing inventory of fixtures, fittings and equipment. An inventory will be supplied and agreed on the occasion of a sale.</p>
EXTERNAL	<p>Attractive landscaped gardens to the front and side of the main property, with 4-5 potential customer car spaces off Wilton Park Road, plus a rear courtyard.</p>
AGENT'S NOTES	<p>Please note that Scotcher & Co have not checked or tested any fixtures, fittings or equipment, including heating systems, as it is the responsibility of any purchaser to satisfy themselves in this regard.</p>
SERVICES	<p>Water, electricity, drainage and gas are all understood to be connected. However, interested parties should always check the suitability of main services to their own satisfaction.</p>
EPC	<p>'C' – Certificate Available (valid until 24th March 2031).</p>
RATEABLE VALUE	<p>From April 2026 - £7,100 / UBR 2025/26 @ 49.9p in the £. Providing the occupier also qualifies, the property should qualify for complete small business rates relief under the current guidance. Applicants may wish to verify this information with the IW Non-Domestic Rates Department on 01983 823920.</p>
TENURE	<p>Advised Freehold.</p>
POSSESSION	<p>Upon legal completion.</p>
PRICE GUIDE	<p>£370,000 Freehold, to include the inventory of fixtures, fittings and equipment if required.</p>
LEGAL COSTS	<p>Each party to bear their own legal and professional costs.</p>
VAT	<p>We are not aware of any VAT liability in respect of this property. Interested applicants should always check the VAT status of any property to their own satisfaction.</p>
VIEWING	<p><u>VERY STRICTLY</u> by appointment and <u>WITH DISCRETION</u> via the agents, who will accompany all interested parties for viewings, and through whom all discussions and negotiations must be conducted.</p>
REFERENCE	<p>04032026/RowboroughHotel-Shanklin/4-Mar-26</p>