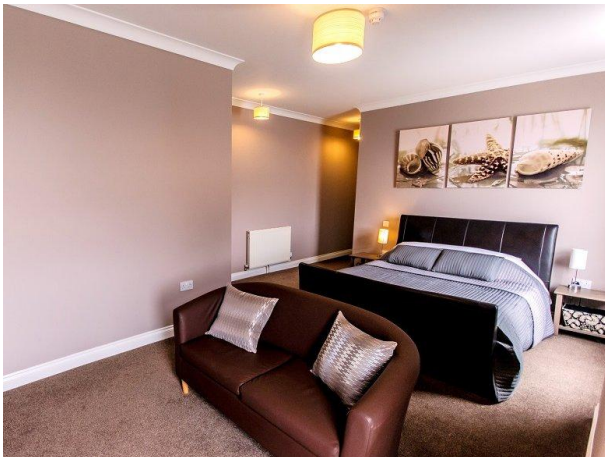


LUXURIOUS BOUTIQUE B&B, SHANKLIN SEA FRONT



- Immaculately presented Bed and Breakfast with panoramic views of the English Channel
- Very profitable business, with very comfortable 2-bedroom owners' accommodation
- In recent years, all 8 rooms at the property have been brought up to a very high standard
- Offers are invited in the region of **£1.15m**



LOCATION

Located in an enviable position, on Shanklin's popular esplanade, with its sandy beaches and various attractions. This location offers far-reaching sea views across the English Channel to Sandown Bay and Luccombe. Shanklin is the Island's major town on the south coast and serves as a day-to-day needs centre, particularly for the Sandown, Shanklin Lake conurbation, which wrap around Sandown Bay. The sandy beaches and leisure offer of the area ensure high numbers of visitors and tourists, particularly in the Summer season, boosting the local population of around 19,500. It also has a railway station which goes through to Lake, Sandown, Brading and Ryde Pier Head to link up with Wightlink's fast passenger ferries to Portsmouth Harbour and trains onwards to London Waterloo and Gatwick.

DESCRIPTION

Run by the current owners since they purchased the property in 2011, all the rooms have been upgraded to a very high standard. In 2017 it was decided to convert the Ground Floor public space into two further suites, each with their own private sun terrace. Two of the other rooms benefit from their own private balconies facing the beach. Six of the eight suites are equipped with King size beds, with the remaining two offering twin beds for their occupants. Guests have use of complimentary Wi-Fi throughout the property. Heating and water systems benefit from a water softener and are modern, high capacity and high-tech equipment.

OWNERS' ACCOMMODATION

Generous two-bed flat to the rear of the property arranged over the first and second floors. The master bedroom has an en-suite shower rooms and WC, there is a guest bedroom, office, lounge, well-fitted kitchen, family bathroom and WC.

THE BUSINESS

Over the last 3 years, the business has managed a net profit margin in excess of 75% of turnover.

TERMS

Offers are invited in the region of **£1.15m** for the Freehold premises, Business, Goodwill, Fixtures & Fittings.

UNIFORM BUSINESS RATE

Rateable Value: £7,100

2024/2025: 5.46p without small business relief. Interested parties should make their own enquiries of the Isle of Wight Council to confirm any rate liability or rate concession that may be applicable by telephoning Business Rates on 01983 821000

VIEWING

Strictly by appointment with sole agents Gully Howard Commercial Property, Suite 11 Salisbury Gardens, Dudley Road, Ventnor PO38 1EJ. Call Gavin Chambers or Dot Lucy on 01983 301 434.

E: gchambers@gullyhoward.com or dlucy@gullyhoward.com

Whilst these particulars are believed to be correct neither the agent nor the clients guarantee accuracy nor are they intended to form part of any contract. We have not carried out any survey. All offers are subject to formal contract. Interested parties must satisfy themselves independently as to VAT in respect of any transaction. Gully Howard Commercial Property and staff are not able to give any warranty or representation in connection with this property and have not tested any plant, purchasers must satisfy themselves as to its condition. Plans are shown not to scale and for identification only, dimensions are approximate and location plans may not show all current occupiers.

