



OPTION 1: £1,095,000 SHARE PURCHASE (FREEHOLD)

OPTION 2: £1,495,000 FREEHOLD

THE CLIFF HALL, CRESCENT ROAD, SHANKLIN, PO37 6DJ

Hose Rhodes Dickson Commercial

01983 527727

commercial@hrdiw.co.uk

Hose
Rhodes
Dickson



A rare opportunity to purchase a detached 20-bedroom character bed & breakfast with panoramic sea views and separate three-bedroom owners' apartment.

Location

Located on Crescent Road, The Cliff Hall is ideally positioned along the Cliff Path providing spectacular sea views across Small Hope Beach and Sandown Bay.

Shanklin, a town to the southeast of the Island, is one of the main holiday destinations on the Island. There are extensive sandy beaches nearby with a lovely coastal walk from Shanklin to the town of Sandown and beyond.

The main town of Shanklin is just a short walk from the hotel, comprising a range of amenities from small boutique stores, larger retailers, restaurants, cafes, salons and much more.

The Business

Constructed in the late 1860's, The Cliff Hall retains many of the original features whilst being tastefully upgraded throughout the years.

The property offers a total of 20 en-suite bedrooms set across three floors, with a separate three bedrooms owners' apartment.

The current owners have successfully operated the business on a bed and breakfast basis between Easter and October for the last 7 years, whilst also catering for school parties in the earlier summer months.

Bookings are managed through a professional channel manager, allowing guests to book via Booking.com, Hotels.com, Expedia, the Cliff Hall website, and a range of other online travel agencies.

The property is well maintained throughout and offers a turnkey business ready for new owners.

The Premises

Ground Floor

Room 1: Super king double or Twin with private terrace and panoramic Seaview.

Room 2: Super king double or Twin with private terrace and panoramic Seaview.

Room 3: Family room, King size, Single and sleeper sofa.

Room 4: Family room, Super king or Twin with Double sleeper sofa and space for a day bed.

Room 5: Single room

Room 6: Super king double or twin.

First Floor

Room 7: Family room, King size double and single bed with panoramic Seaview.

Room 8: Family/Double, Super king or Twin with Double sleeper sofa, Juliet balcony with panoramic Seaview.

Room 9: Family/Double, Super king or Twin with single bed, Juliet balcony with panoramic Seaview.

Room 10: Family room, King size double and bunk bed with panoramic Seaview.

Room 11: Single Room - Side Seaview toward Sandown Pier.

Room 12: Double room, King bed. - Side Seaview toward Luccombe.

Room 14: Family room, King bed, Side Seaview toward Sandown Pier.

Room 15: Double room with double bed.

Room 16: Family room, Super king or Twin with bunk bed.

Room 17: Family room, King bed and bunk bed.

Room 18: Double room with king bed.

Room 19: Twin room with 2 single beds

Room 20: Single room - Side Seaview toward Sandown Pier.

Room 21: Double room with King size bed and side Seaview over Sandown bay toward Sandown Pier.

External

The property enjoys landscaped gardens overlooking the Cliff Path with breathtaking, uninterrupted panoramic views across the English Channel and the sweeping curve of Sandown Bay. From its elevated vantage point, the outlook stretches from the golden sands of Shanklin Beach towards the striking white cliffs of Culver Down.

There is parking to the front of the property for circa 13 vehicles.

Terms

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The Cliff Hall is a registered Ltd company - This enables an easy purchase option by purchasing the company shares from the existing shareholders to transfer the company ownership to the purchaser. The business can continue as is with all accounts, contracts, bookings, etc. in place with the new owner at the helm. A structured handover can be agreed.

Business Rates

The VOA shows a rateable value of £22,000. Estimated Rates Payable will be circa £8,400 without any applicable relief. Please contact the VOA direct with any queries.

Viewings

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

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The Cliff Hall

Approximate Gross Internal Area = 1213.0 sq m / 13057 sq ft



Misrepresentation Act 1967

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To arrange a viewing call

01983 527727 or email commercial@hrdiw.co.uk

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