

# SCOTCHER & CO

C O M M E R C I A L

26 The Mall, Carisbrooke Road, Newport, Isle of Wight, PO30 1BW

Telephone: (01983) 822288

[www.scotcherandco.co.uk](http://www.scotcherandco.co.uk)



**EARLY INSPECTION IS STRONGLY ADVISED OF THIS VERY WELL-APPOINTED AND EXCEPTIONALLY MAINTAINED 11-BEDROOM GUEST HOUSE, OFFERED FOR SALE PURELY ON THE BASIS OF OUR CLIENT'S RETIREMENT PLANS.**



**THE MONTAGUE HOUSE  
109 STATION AVENUE  
SANDOWN  
ISLE OF WIGHT  
PO36 8HD**

The Montague House is worthy of early inspection as an exceptional bed and breakfast business, situated just a few minutes' walk from the Town Centre and the excellent beaches and Esplanade with its associated attractions, shops, restaurants and bars. Sandown Pier remains, too, one of the Island's most popular summer attractions.

The premises are also conveniently situated for local travel links, with easy buses and train connections providing good communications Island-wide, including to the Island's ferry terminals.

Sandown itself is a popular resort town overlooking Sandown Bay, with a wide variety of facilities within its boundaries, and benefiting from an exceptional seasonal boost in visitors during the seasonal months.

The premises are being offered with a full inventory of equipment, fixtures and fittings, and is detached and of traditional construction, with further details as briefly outlined overleaf.

**PRICE GUIDE - £625,000 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

<b>LOCATION</b>	Within a few minutes' walk of the beach and local attractions, shops, restaurants and bars, and also convenient to local transport, and therefore ideally situated for the Bed & Breakfast trade.
<b>ACCOMMODATION</b>	Offering a total of eleven bedrooms, to comprise five doubles, one twin/double, and two family rooms, all with en-suite showers/WCs, plus two single rooms, one of which is currently used as a laundry room. There are also currently two further spacious rooms comprising a lounge and bedroom with en-suite, used as owner's accommodation if required.  Further accommodation facilities on the ground floor include the main kitchen, guests' breakfast/dining room, and adjoining conservatory.  The accommodation is all over two floors, with a main front entrance door and hall with easy staircase to the first floor.
<b>EXTERNAL</b>	Front forecourts with double side access to the rear. One of the side accesses is wide enough for a small car and hard-standing arrangement, leading through to the attractive, well-maintained and enclosed rear garden. The external accommodation also includes the owners' workshop, a range of smaller storerooms with an external WC.
<b>THE BUSINESS</b>	Currently our clients have two of the rooms let on a month-by-month basis, bringing in year-round income. Our clients will trade the summer of 2024, albeit on a very limited basis to repeat bookings only. The premises are offered with an excellent range of fixtures, fittings and equipment, an inventory of which will be supplied on the occasion of a sale.
<b>RATEABLE VALUE</b>	With effect from April 2023 – £9,000 / UBR 2023/2024 @ 49.9p in the £. Providing the occupier also qualifies, the premises qualify for complete small business rates relief. Interested applicants may wish to verify this information with the Rating Office on 01983 823920.
<b>SERVICES</b>	Water, electricity, drainage and gas are all understood to be connected where appropriate. However, interested parties should always check the availability and suitability of main services to their own satisfaction.
<b>EPC</b>	'C' – Certificate Available – valid until 2031.
<b>TENURE</b>	We are advised that this is Freehold.
<b>POSSESSION</b>	Upon legal completion, and with vacant possession if required.
<b>PRICE GUIDE</b>	£625,000 for the Freehold interest, plus fixtures, fittings and equipment.
<b>LEGAL COSTS</b>	Each party will bear their own in respect of a sale.
<b>VAT</b>	We are not aware of any VAT liability in respect of these premises. However, interested applicants should always check the VAT status of any property to their own satisfaction.
<b>VIEWING</b>	<u>VERY STRICTLY</u> by appointment and <u>WITH ABSOLUTE DISCRETION</u> via the agents, through whom all discussions & negotiations must be conducted.
<b>REFERENCE</b>	30042024/MontagueHouse-Sandown/30-Apr-24

