

HENSLEIGH HOTEL

Lower Sea Lane
Charmouth, Dorset

stonesmith

PROPERTY SPECIALISTS



FREEHOLD: OIEO £700,000

REF: 5948

Established High Quality Family Run Guest House with Tea Rooms and Restaurant, near the sea in a much sought after location

A substantial detached property with origins reputedly dating back to the 1920s and substantially extended recently and having been the subject of almost total refurbishment by our clients in the last 3 years and is now beautifully presented and furnished to a high standard throughout. Major refurbishment includes re-wiring, new fir and smoke alarm system, replacement windows, the upgrade of all the guest bathrooms and the reconfiguration and refurbishment of the owner's accommodation.

The property currently offers 7 individual letting bedrooms all with en-suite bath/shower rooms, a Conservatory Restaurant (30), a Bar and Lounge Area, fully equipped Kitchen and a Self-Contained 5 Double Bedroom Owners Accommodation with 2 Sitting Rooms, Office, Kitchen/Breakfast Room, Bathroom and Shower room. Externally, the property benefits from off road Customer Car Parking for 13 vehicles, various useful Outbuildings, Customer Trade Terrace Pergola and seating for 30 customers and a Private Owners Courtyard Garden Area. The business has received a 4 Star Guest Accommodation Silver Award from Visit Britain for 2010.

Hensleigh Hotel occupies a prominent position, a short level walk from Charmouth Beach and village centre. Charmouth is a sought after coastal village with a renowned Blue Flag bathing beach and superb clifftop walks. These make up part of the Devon & Dorset Jurassic Coast and are designated as an Area of Outstanding Natural Beauty and have been awarded World Heritage status by UNESCO. The historic town of Lyme Regis is 2½ miles away whilst the thriving market town of Bridport is about 7 miles and Dorchester about 20 miles. Axminster is about 6 miles to the west with a mainline rail service to London and Exeter International Airport is around 40 minutes drive away.



ACCOMMODATION (All dimensions are approximate).

INTERNAL DETAILS - Double entrance doors front and side leading into **Conservatory Restaurant** an attractive dining area with part wood panelled walls, carpeted flooring. Well appointed room with range of free standing wooden tables and upholstered wooden chairs comfortably seating 30 customers. Archway through into **Dining Room** with carpeted flooring, fitted with a range of free standing wooden tables and chairs comfortably seating 10/12 customers. **Lounge Bar** an attractive and comfortably furnished room with carpeted flooring, feature fireplace with inset gas fire, timber fronted and polished wooden topped **Bar Servery** with coffee machine, bottle fridge and wall mounted shelving and comfortable seating area. **Kitchen** with Altro flooring and fully tiled walls, well appointed with a range of modern fitted base and wall mounted kitchen units and extensive complementary worksurfaces with 6-burner gas range, 7-pot bain-marie and plate warming cabinet, eye level grill, deep fat fryer, commercial dishwasher, fridge, freezer, double bowl stainless steel sink unit and microwave oven. Door to outside. **Preparation Room** with Altro flooring and part-tiled walls, well fitted with a range of modern base units and complementary worksurfaces with stainless steel sink unit, 2 fridge freezers, upright fridge, microwave oven, fridge, hot water boiler, wall shelving. **Walk-In Dry Goods Store** with hot water tank. **Customer WC. Laundry Room** fully tiled with stainless steel sink unit, range of base and wall mounted kitchen units with complementary worksurface, commercial washing machine, washing machine, tumble dryer.

LETTING ACCOMMODATION - The business offers 7 individually designed and furnished letting bedrooms, all with en-suite facilities. The letting bedrooms which can sleep up to 15 guests are each attractively presented and offer remote control flat screen digital televisions with built in freeview boxes, courtesy trays and hairdryers and briefly comprise:- **Ground Floor - Bedroom 5** - A twin room with aspect to the rear and an **En-Suite Shower Room**.

First Floor - Bedroom 1 - A family room to sleep 4 with dual aspect to the front and side and an **En-Suite Bathroom. Bedroom 2** - A twin room with aspect to the front and an **En-Suite Bathroom. Bedroom 3** - A double room with dual aspect to the side and rear and an **En-Suite Shower Room. Bedroom 4** - A double room with aspect to the rear and an **En-Suite Bathroom. Bedroom 8** - A single room with aspect to the side and an **En-Suite Shower Room. Laundry Cupboard**.

OWNERS ACCOMMODATION - Arranged on the ground and first floors is a superior and well appointed self-contained owners accommodation which briefly comprises:- **Entrance Hall** to front into **Hallway** with stairs to first floor:- **Sitting Room**. An L-shaped room with aspect to front and rear and door to private courtyard. **Kitchen/Breakfast Room** superbly fitted with a range of modern fitted base and wall mounted kitchen units and complementary worksurfaces; door to private courtyard area; **Office/Study Room; Further Sitting Room** with doors onto private courtyard; **WC; Bedroom 1** a double room with built in wardrobes and dual aspect to the side and rear on the ground floor; **Bedroom 2** a double room with aspect to front and **En-Suite Shower Room; Bedroom 3** a double room with aspect to the side; **Bedroom 4** a double room with aspect to the side; **Bedroom 5** a double room with dual aspect to the side and rear; **Family Bathroom**. The first floor bedrooms were previously used as additional letting bedrooms and could easily be converted to give an additional 3 or 4 letting bedrooms, subject to the necessary consents, depending on personal living requirements.

EXTERNALLY - The property benefits from off road **Guest & Customer Car Parking** with marked spaces for 13 vehicles. There is also a **Customer Terrace** with **Pergola** and al fresco seating for around 30 customers. There is also an **Enclosed Private Owners Courtyard Garden** which can only be accessed from the private accommodation. In addition, there is a **Store Room** with 2 chest freezers, fridge freezer and an **Enclosed Service Yard** and **Store Area** and further bin store area.

Please note: The fittings, equipment and services listed have not been tested by the agents, although we are informed that all items are in working order.

THE BUSINESS (Accounts will be provided to genuine purchasers, once viewed)

TRADING INFORMATION - Accounts for the year ended 31 March 2010 show sales in the order of £115,000 excluding VAT. 70% of the trade is derived from letting room income and 30% of the trade is derived from the tea rooms and restaurant trade. Historic accounts show sales in the order of £185,000 excluding VAT prior to the ill-health of one of our clients. Full accounting information will be made available to interested parties following a formal viewing appointment.

THE BUSINESS (cont)

TRADING STYLE - Hensleigh Hotel is presented to an excellent standard throughout and is an established, high quality family run guest house with tea rooms and restaurant near the sea in a much sought after location. The business has been owned and run by our clients for the last 11 years, however due to ill health, our clients choose to run the business very much to fit in with their own family lifestyle requirements and consequently they choose to trade from mid February to the end of October and only open for larger bookings such as parties etc and for regular repeat guests during the remainder of the year. Our clients have undertaken a major refurbishment programme over the last 3 years and consequently the property is extremely well presented and benefits from superior family sized owners accommodation which would also suit two families if so required. Hensleigh Hotel has received a 4 Star Guest Accommodation Silver Award from Visit Britain, which reflects the quality and standards inherent throughout the business. These high standards also ensure an excellent level of repeat business and word of mouth recommendations. Our clients trade the tea rooms offering breakfast and light lunches until 3:00pm seven days a week (5:00pm during school holidays). In addition, evening meals are offered to both residents and non-residents from Tuesday to Friday only. The business is regretfully only offered for sale due to the ill-health of one of the owners and the business is run by one of our clients on a part-time basis because of family commitments, with the assistance of 4 part-time members of staff and 5/6 casual/seasonal members of staff as trade dictates. Our clients advise us there is potential to develop the non-resident dining trade, increase the winter trade by opening during the winter months, offering dinner, bed and breakfast deals year round and by pro-active marketing and advertising of the business. The business does have its own website www.hensleighhotel.co.uk which is dated and would benefit from being redesigned. There is also the opportunity, subject to the necessary plans and consents, to increase the number of letting rooms as 4 private rooms on the first floor had previously been used as letting bedrooms and would lend themselves to further letting accommodation if so required. Manageable businesses in such a sought after area and location are always in short supply, but those which provide such an enviable home and income opportunity and yet still have genuine potential for future growth to business levels such as Hensleigh Hotel are very rare indeed. An internal viewing is essential in order to fully appreciate all that this deceptively spacious property has to offer.

PRICE & TENURE (VAT may be chargeable in addition if appropriate)

OFFERS IN EXCESS OF £700,000 for the valuable freehold interest as a going concern business with full trade inventory. Wet and dry stocks to be additional at valuation. Vacant possession upon completion.

FINANCE

An early discussion about finance can often save time and disappointment. If you would like independent specialist advice on funding this property or any other purchase, we recommend you contact us for a list of our approved brokers.

VIEWINGS

Strictly by appointment with the vendors Sole Selling Agents, Tel:(01392)201262.Email:info@stonesmith.co.uk

You are recommended to contact us before visiting the property even for an informal viewing. We can then confirm whether or not it is still available.

Applicants are requested to make appointments to view and conduct negotiations through the Agents. No responsibility can be accepted for any expense incurred by fruitless journeys. Stonesmith for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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