



GUIDE PRICE £550,000

THE WESTFIELD, 17 BROADWAY, SANDOWN, PO36 9BY

Hose Rhodes Dickson Commercial

01983 527727

commercial@hrdiw.co.uk

Hose
Rhodes
Dickson



12 Bedroom Detached Guest House in excellent trading position in the popular seaside town of Sandown.

Location

The Westfield is located on Broadway in Sandown which is the main road connection Sandown with Shanklin and Ryde. Within easy reach of Sandown's extensive beaches the town centre is close by, as are transport links to the rest of the Island including bus and train services.

The Business

The business is currently traded to suit the owner's needs, primarily during the summer months, but has the potential for year round opening if required.

The extensive/flexible private accommodation gives the potential for the business to be run by more than one couple/family.

Trading accounts will be available to bona fide applicants.

The Premises

The letting rooms consist of superior kings, superior and classic doubles, singles and twins all of which have en suites with showers. There is also a four poster room with whirlpool corner bath and shower room. Please see our client's own web site for further details www.thewestfieldiow.co.uk. All letting rooms have a card key system

There is a commercial kitchen and servery, dining room with seating for all guests, guest lounge and further guest lounge with games facilities and wood burning stove.

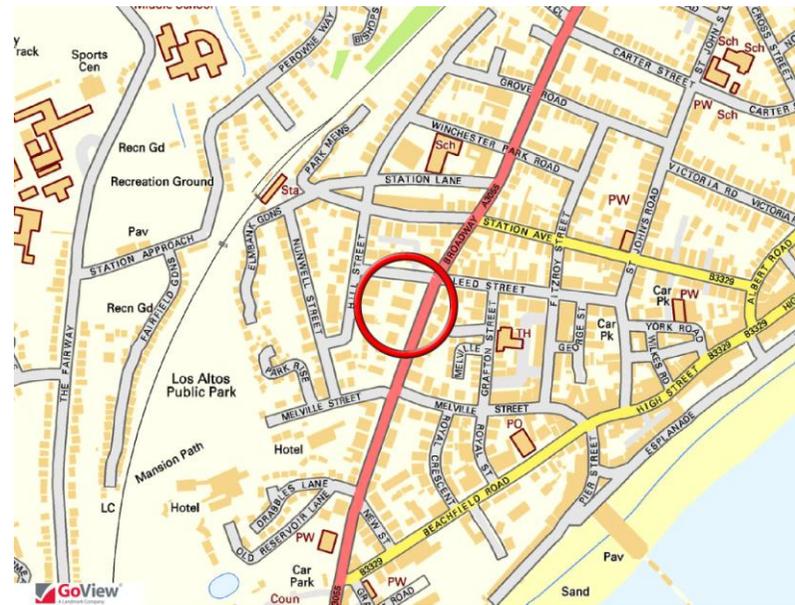
In addition to the 12 letting rooms there is three bedroom owner's accommodation arranged over two floors with dining and sitting room and domestic kitchen plus a three bedroom flat with domestic kitchen giving additional owner's accommodation if required. The owner's accommodation and letting rooms are on separate heating systems giving flexibility throughout the year.

Outside the property there is parking to the front, seating areas for guests and private and guest gardens.

If required the letting rooms and three bedroom flat could be purchased separately along with the front garden, rear patio area and the parking to the front. There would be a right of way across the car park to the three bedroom accommodation to the rear. This would make the property semi detached.

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To arrange a viewing call

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