

LOT 157



### Tenure

Freehold.

### Location

The property is located in Sandown close to the seafront. It is situated on the west side of Avenue Road, to the north of the roundabout with Culver Parade and the High Street. Sandown is a popular resort town on the south-east coast of the Isle of Wight. Local shops are available in Sandown, with a more extensive range of shops and other facilities being available from Newport to the north-west. National Rail services run from Sandown Station, approximately 0.7 miles to the north-west, and provide regular services to Ryde Pier Head. A regular hovercraft and fastcat service is available from Ryde and provides access to the mainland. Sandown seafront is located nearby.

### Description

The property comprises three interlinked buildings arranged over ground and first floors beneath a pitched roof. There are also single storey rear extensions beneath a flat roof. The property is internally arranged to provide hotel accommodation including 68 en-suite bedrooms, reception, dining room, lounge/bar, indoor heated swimming pool with spa, steam room and changing facilities, residents lounge, games room and commercial kitchen. The property further benefits from off-street parking and gardens to the rear.

### Accommodation

The property was not internally inspected by Allsop. The following information was provided by the Joint Auctioneer. We are informed that the property provides:

**Ground Floor** – Reception, Dining Room, Lounge Bar/Dance Floor, Indoor Heated Swimming Pool with Spa, Steam Room and Changing Facilities, Residents Lounge, Games Room, Commercial Kitchen

**First Floor** – 21 En-Suite Bedrooms (6 Single, 4 Double, 8 Twin, 3 Triple)

**Second Floor** – 44 En-Suite Bedrooms (6 Single, 13 Double, 11 Twin, 13 Triple and 1 Family)

Externally the property benefits from off-street parking and gardens to the rear.

### Tenancy

The property is occupied and the business is operational. The arrangement with the operator can be terminated by the purchaser post completion upon 5 days written notice, should the purchaser require a vacant property. Should interested parties wish to acquire the business and chattels then these may be available via separate negotiation with the operator – for details please refer to the legal pack.

## Sandown

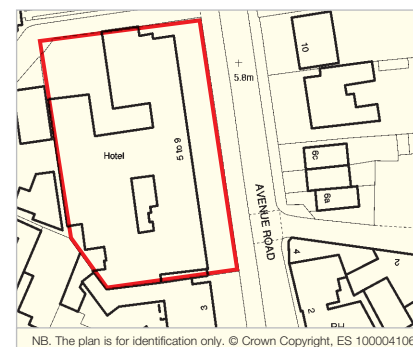
**Burlington Hotel,  
5-9 Avenue Road,  
Isle of Wight  
PO36 8BN**

- **A Freehold Seaside Hotel  
Comprising 68 En-Suite  
Bedrooms**
- **Occupying a Site Area Extending to  
Approximately 0.22 Hectares  
(0.5 Acres)**
- **Benefits from an Indoor Swimming  
Pool, Jacuzzi and Steam Room**
- **The property is currently being  
operated as a hotel by a third party.  
This arrangement can be terminated  
by the owner of the property at any  
time on 5 days' written notice**

## Vacant

On the instructions of  
Joint Fixed Charge Receivers

allsop



### To View

Please Call the Joint Auctioneers.

### Joint Auctioneer

Christie and Co (Ref: E Bellfield Esq).  
Tel: 01962 844455.  
Email: ed.bellfield@christie.com

### Seller's Solicitor

Addleshaw Goddard (Ref: M Bajcar).  
Tel: 0207 606 8855.  
Email:  
michelle.bajcar@addleshawgoddard.com

### Freehold Seaside Hotel

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.