



ROYAL ESPLANADE HOTEL  
RYDE, ISLE OF WIGHT, PO33 2ED



## SUMMARY

- 69 en-suite letting bedrooms;
- Bar, Lounge and entertainment area (70), Restaurant (76), Coffee Lounge (52) and Main Bar (30);
- Prominent seafront position;
- 2 staff properties: available under separate negotiation.
- **Offers in the region of £1,100,000.**



## OVERVIEW

The Royal Esplanade is a character property which occupies a prominent trading position on the seafront of the largest settlement on the Isle of Wight. Ryde has a population of around 32,000.

Letting bedrooms in this Victorian terraced building have views across the Esplanade to the Solent. The property also features elegant public rooms, in particular the Coffee Lounge and Restaurant. The splendid location and facilities of the property make it the ideal base for those visiting the island.

Ryde is perched on a hillside overlooking Spithead (and the Solent) and benefits from nearly 4 miles of sandy beach backed by pleasant woodland gardens, an excellent shopping centre and traditional seaside resort attractions.

Boasting a microclimate that ensures it has above average sunshine hours, the island has a rich and varied history meaning there is plenty for visitors to see and do; including the breathtaking 67 mile coastal path. With domestic overnight trips accounting for 59% of all visitor trips to the Isle of Wight over the 2012/13 tourism year (1,392,084 trips), and 5% (122,256) involving visitors from overseas, the island is a popular and established tourist destination.

The hotel is situated on the seafront, opposite the Hover Travel terminal, the Wight Link foot passenger service and the bus terminus. The Hover Travel service offers transit to foot passengers to Southsea (Portsmouth) with journey times of around 10 minutes. The Wightlink passenger service travels to Portsmouth Harbour to Ryde with journey times of around 20 minutes. Fishbourne, which offers car ferries to Portsmouth, is approximately nine miles distant.

## THE PROPERTY

The hotel is a Victorian terraced building with painted, rendered elevations and later extensions to the rear of the property and a rear annexe. It is laid out to the basement, ground and 3 upper floors. Roofs are a mixture of pitched, tiled and flat.

## PUBLIC AREAS

Steps lead directly from the pavement up to a large entrance hall with reception desk and beverage service counter. There is also a Bar, lounge and entertainment area (70) on the right and to the left, Restaurant (76) incorporating the Coffee room (52), Main bar (30) and Pool room (12).

## LETTING BEDROOMS

69 en-suite letting bedrooms (56 double or twin and 13 single) and a single driver's room. All the rooms are en suite. The bedrooms in the annexe have central heating radiators, the remainder of the bedrooms have wall mounted electric heaters. All rooms have tea & coffee making facilities, radio alarm, telephone, television and hairdryer.



## SERVICE AREAS

Office to the rear of reception, large kitchen, still area, wash up and walk in fridge and freezer, dry stores. There are further storage and staff areas at lower ground floor level together with the boiler rooms.

## STAFF ACCOMMODATION: AVAILABLE UNDER SEPARATE NEGOTIATION

- 10 & 11 Castle Street: Three storey end of terrace staff house with eight staff rooms;
- 14 Castle Street: Three storey terraced manager's house with comprises two double bedrooms, one single bedroom, lounge/diner, bathroom, ground floor toilet/utility room and garage.

## OUTSIDE

The site extends to approximately 0.17 hectares (0.41 acres) and includes:

- Decked sun terrace with garden sofas and chairs providing seating for 24.
- Paved service courtyard at the rear of the property and a rear driveway gives access to Castle Street for deliveries.

There is no onsite parking, although there is a large public car park within easy walking distance from the hotel.

## SERVICES

Mains gas, electricity, water and drainage.

## WEBSITE

[www.bayhotels.co.uk/RoyalEsplanade](http://www.bayhotels.co.uk/RoyalEsplanade)



## TRADE

The Royal Esplanade Hotel currently operates as part of the Bay Hotels brand, with trade principally driven by coach parties with a good mix of self-drive clients.

Due to the hotel's prominent location and footfall from the pier, railway station, bus station and hovercraft, it is felt that scope exists to increase non-resident food and beverage income during the summer months.

Trading information can be made available to interested parties subject to signing a Non-Disclosure Agreement.

## TENURE

Freehold.

## PRICE & METHOD OF SALE

Offers in the Region of £1,100,000 are sought for the freehold interest complete with goodwill and trade contents (according to inventory) but excluding personal items. Stock at valuation.

The property, which has been elected for VAT, is currently operated by Shearings Group Ltd and is to be sold as a going concern and on a vacant possession basis.

## FINANCE

Colliers International is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

## TO VIEW

All appointments to view MUST be made through the vendor's agent who are acting with sole selling right.





## DIRECTIONS

The Isle of Wight can be accessed by ferry, hydrofoil and hovercraft. Foot passenger services from Portsmouth Harbour and Southsea to Ryde.

Car ferry to Fishbourne from Portsmouth or Southampton to Cowes. The hotel is the first that a foot passenger will see when they arrive at Ryde.

By Car - by WightLink ferry from Portsmouth to the Fishbourne. From the Fishbourne ferry terminal, drive 3 miles towards Ryde on the A3054 and follow the all traffic signs to the Esplanade.

You will find the hotel on the right on the A3055 and opposite the bus terminus, Pier and Hovercraft Station.

## FURTHER INFORMATION

An Information Memorandum will be made available to interested parties subject to signing a Non-Disclosure Agreement available from Colliers International.



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**SUBJECT TO CONTRACT**

## Disclaimer

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# Energy Performance Certificate

Non-Domestic Building



The Royal Esplanade Hotel  
16 Esplanade  
RYDE  
PO33 2ED

Certificate Reference Number:  
0598-9682-6930-2000-2403

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

◀ 72

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

## Technical Information

Main heating fuel: Oil  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 2460  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 134.46

## Benchmarks

Buildings similar to this one could have ratings as follows:

44

If newly built

129

If typical of the existing stock

## Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

## Administrative Information

This is an Energy Performance Certificate as defined in SI 2007:991 as amended.

**Assessment Software:** DesignBuilder SBEM v4.0.0 using calculation engine SBEM v5.2.b.1

**Property Reference:** 286056920000

**Assessor Name:** Paul Stringer

**Assessor Number:** NGIS802505

**Accreditation Scheme:** Northgate Land and Property Solutions Ltd

**Employer/Trading Name:** Wensley And Lawz Ltd

**Employer/Trading Address:** 116 Walsgrave Road National Westminster Building Coventry CV2 4ED

**Issue Date:** 10 Sep 2014

**Valid Until:** 09 Sep 2024 (unless superseded by a later certificate)

**Related Party Disclosure:** Not related to the owner.

**Recommendations for improving the property are contained in Report Reference Number: 0980-2905-0464-2290-6084**

## If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Department's website at [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd), together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

## Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.