



GUIDE PRICE £750,000

SALTY HOLIDAYS, MARINE PARADE, VENTNOR, PO38 1JN

Hose Rhodes Dickson Commercial

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**Hose
Rhodes
Dickson**



Location

5 self-catering holiday letting apartments set within a Victorian building originally constructed around 1844. The well-established 'Salty Holidays' is located on Marine Parade which runs parallel to and above the Esplanade. There are panoramic sea views from the front of the property which are also enjoyed by 4 of the 5 apartments.

The apartments are approximately 50 m from the beach, a path running directly to the seafront from opposite the entrance to the building.

There is a parking space allocated to each apartment. Ventnor is a popular holiday destination and is well known for its mild microclimate. Salty holidays has one of the best locations in Ventnor being so close to the beach and enjoying fantastic sea views. Additionally, it is only a few minutes' walk from the town which has an interesting mix of shops and many restaurants and cafes.

An ideal location for families or couples wanting a beach centred holiday or a great base from which to explore the Island and its many attractions.

The Premises

There is a guest entrance to the front of the property leading to a reception area in which are located key safes for all the letting apartments. The reception area leads to the rear of the building from which the apartments have separate entrances.

The apartments are decorated with a coastal theme and have Wi-Fi, Smart TV and a DVD player, Kitchens are all fully equipped.

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The Business

Ideal business or alternatively could provide a holiday home in a fantastic location with the benefit of an income.

Apartment 3 Seashell

Comprising 3 bedrooms, bathroom, shower room, kitchen, lounge and separate dining room. This is a split-level apartment, with third bedroom and shower room located downstairs, situated to the rear of the property this apartment does not have sea views.

Apartment 4 Pebble

First floor apartment Family bedroom with double bed plus bunks, Lounge/diner with American style wall bed, kitchen and bathroom. Two sets of French doors leading to private balcony overlooking the sea. Patio table and chairs.

Apartment 5 Waves

First floor apartment. Family bedroom with double bed plus bunks, Lounge/diner with American style wall bed, kitchen and bathroom. French doors leading to private balcony overlooking the sea. Patio tables and chairs.

Apartment 6 Driftwood

Second floor apartment. Family bedroom with double plus bunks. Lounge/diner with American style wall bed, kitchen and bathroom. Sea views.

Apartment 7 Rockpool

Second floor apartment. Family bedroom with double plus bunks. Lounge/diner with American style wall bed, kitchen and bathroom. Sea views.

Apartment 4 & 5 are accessed via their own entrances from a shared lobby as are apartments 6 & 7.

The business has great reviews on TripAdvisor, Google and Facebook and a very loyal customer base, many of whom have been coming back year after year. Over 60% of their bookings are from returners.

All figures are available to view on Companies House.

Please visit our client's own website for further details and pictures. <https://www.saltyholidays.co.uk/>

Terms

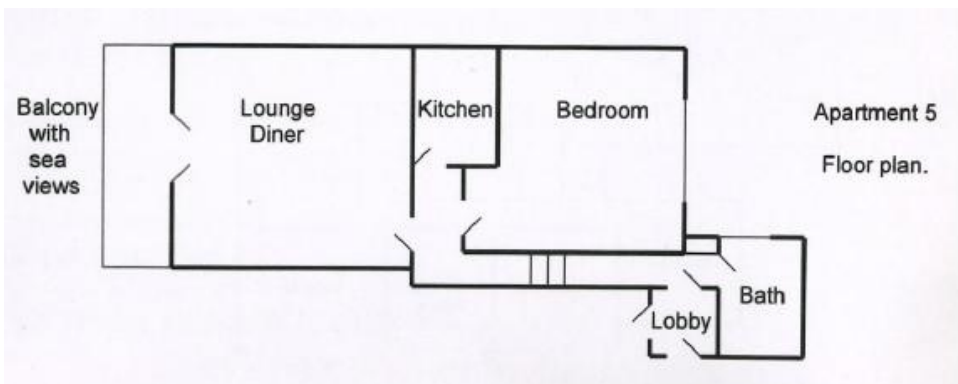
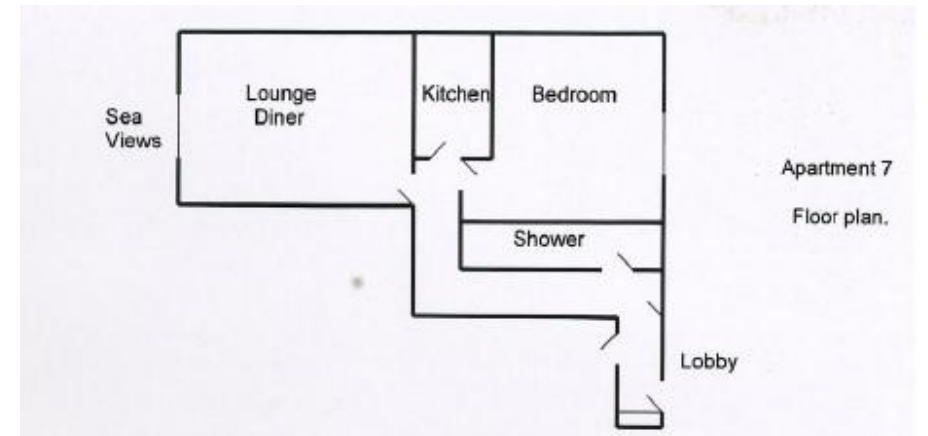
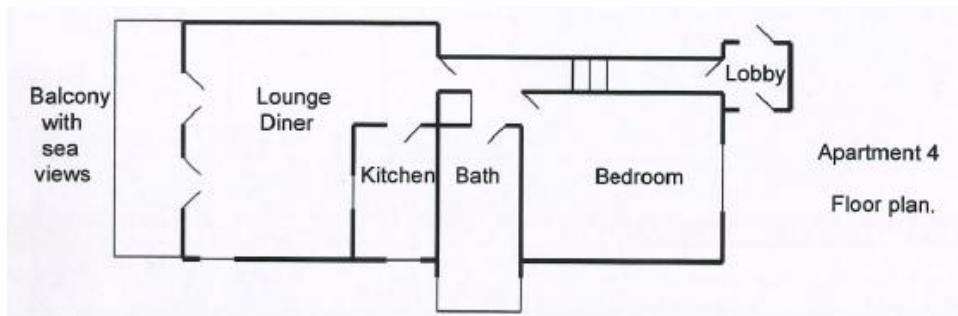
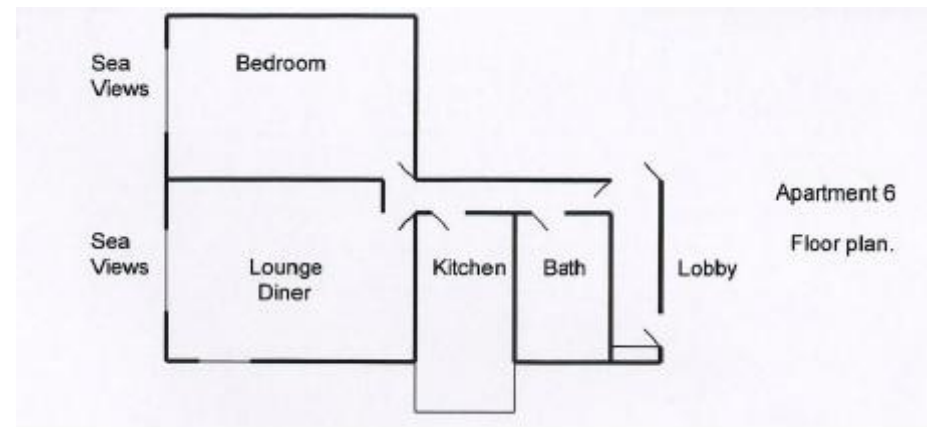
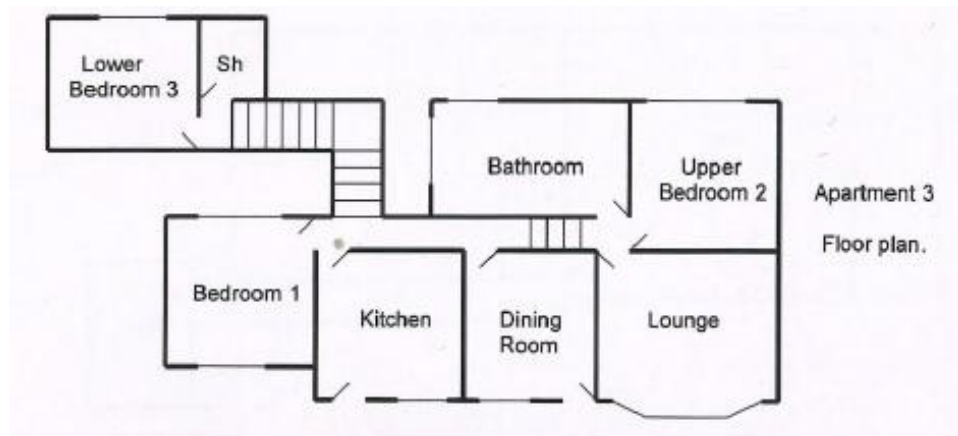
The current owners are looking to sell the freehold of the five apartments. The sale is to include three parking spaces to the front of the property and two parking spaces to the rear of the property, double garage, laundry room and guest hallway (reception area).

Rights of access would need to be retained across the open areas and through the guest hall as the current owners are looking to retain apartments 1 & 2.

The sale will include fixtures, fittings and the goodwill the business has generated. The brand name, website, booking systems and the value of the bookings at completion of the sale will be handed over.

Viewings

All viewings to be arranged via HRD Commercial. Please contact on 01983 527727.



Misrepresentation Act 1967

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To arrange a viewing call
01983 527727 or email commercial@hrdiw.co.uk