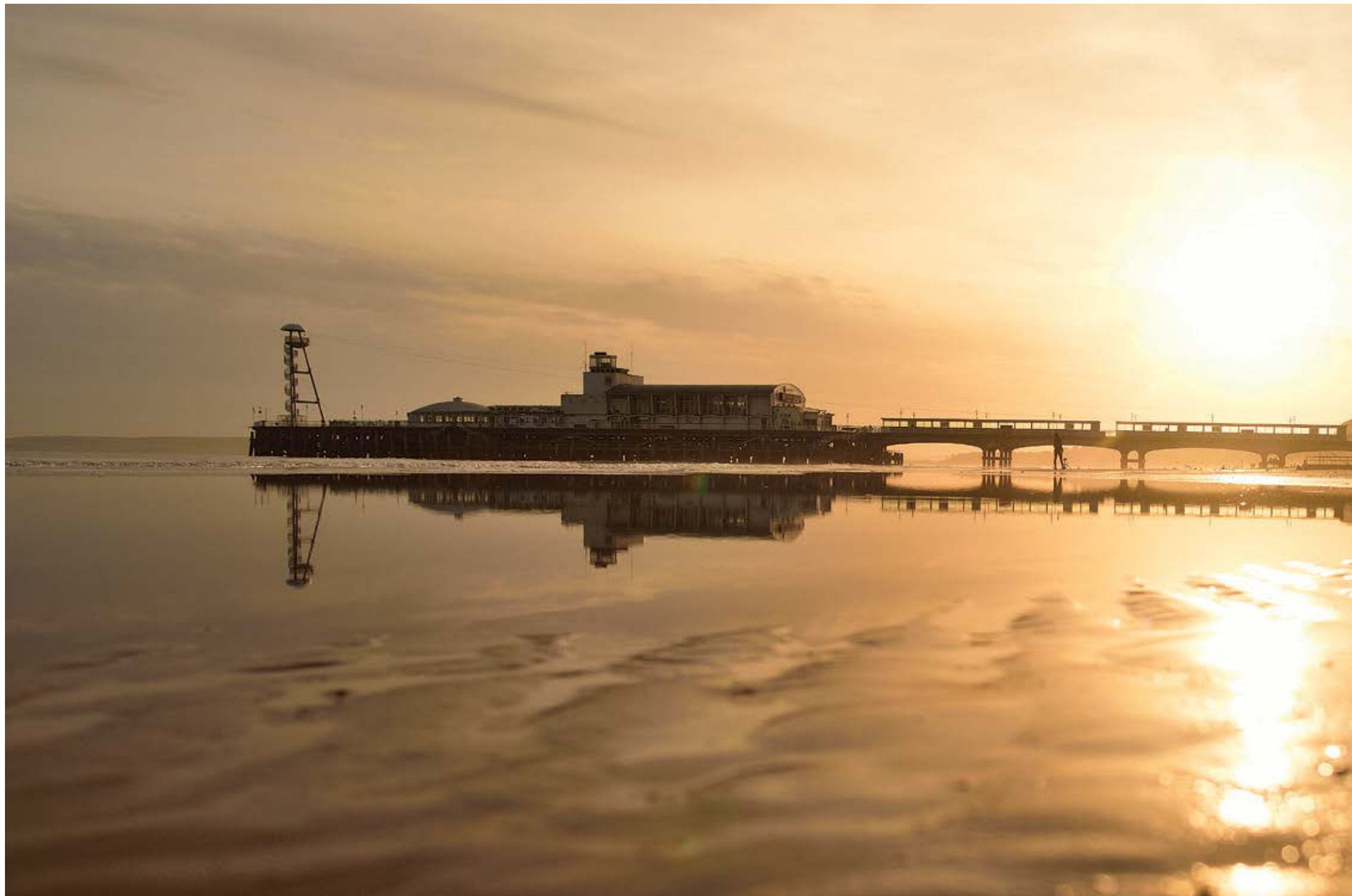


# THE ORCHID HOTEL

34 GERVIS ROAD • BOURNEMOUTH • DORSET • BH1 3DH





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Southampton 29.6 miles • Reading 74.8 miles • London 107 miles  
(all distances are approximate)

*“31 bedroom boutique hotel located in the heart of  
Bournemouth, excellently located for the town centre,  
beaches and attractions”*

31 recently refurbished, en suite bedrooms

No. 34 Restaurant

Function room able to accommodate 100

Courtyard terrace for al-fresco dining

Staff/owner's house to the rear of the Property

Well established wedding business

Ample car parking on site

Leasehold



**CHRISTIE & CO**

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## Bournemouth

Bournemouth offers a wide range of activities and attractions, including the Goldsands Football Stadium, Coastal Activity Park, Russell-Coates Art Gallery and Museum, as well as the £4 million restored Pier Approach.

In addition, The Bournemouth International Centre, offers one of the largest venues in Southern England for conferences, exhibitions, entertainment and events. Bournemouth Pavilion Theatre is located around 0.4 miles from the Hotel.

Along the coastline of the town are 14 sandy beaches, lined with seaside restaurants, cafes and beach huts. Bournemouth Beach is located just 0.6 miles from the Hotel, with access to Bournemouth Pier.

The Hotel is located in the Eastcliff area of Bournemouth, considered one of the prime locations in the town, retaining its Edwardian heritage whilst also being well located for Bournemouth's town centre and activities.

Bournemouth attracted an average of 847,000 overnight visitor trips a year between 2014 and 2016, making Bournemouth the 13th most visited destination in England. Bournemouth was ranked 11th in the same period for overnight visitor spend, with an average spend of over £183 million each year. Total tourist spend amounted to an annual average of £372 million per year from 2014 to 2016.

## The Orchid Hotel

The Orchid Hotel is located on a tree lined road in Eastcliff, ideally located for Bournemouth's town centre, beaches, facilities and attractions. The Hotel has undergone significant refurbishment, and offers 31 bright and airy, contemporary bedrooms.

The Hotel is located on Gervis Road, affording excellent accessibility, connecting the Hotel to the A338 around 0.5 miles away. The M27 is around 22.5 miles away. Bournemouth train station is located approximately 0.8 miles away with direct train services to London Waterloo. Bournemouth and Southampton International Airports are around 6.3 miles and 33 miles away respectively, both offering services to the rest of the UK and some European destinations.

The ferry port at Poole, approximately 8 miles away, offers links to France, Spain and the Channel Islands.







### Accommodation

Guest accommodation is provided in 31 en suite bedrooms, recently refurbished to provide bright, airy and contemporary bedrooms. Room grades are set out below:

ROOM GRADE	QUANTITY
Simply Single	1
Simply Double/Twin	8
Simply King	1
Classic Double	5
Classic King	7
Classic Superking	4
Family Room	2
Master Room	1
Cosy Classic Room	2



### Public Areas

The No. 34 Restaurant at the Orchid Hotel provides a sophisticated setting, contemporary dining. The restaurant can accommodate up to 35 covers. Function room able to accommodate 100 for a sit down function or 160 for a reception.

The Hotel Lounge and Bar also serves as the open plan arrival area to the Hotel with 35 covers.

### Staff/Owner's House

In the garden to the rear of the Property is a staff/owner's detached house providing 3 bedrooms.

### External areas

The Hotel is accessed from Gervis Road, leading into the car park with ample parking.

To the rear of the hotel is a courtyard terrace, offering an ideal space for al fresco dining.

In total the site extends to circa 0.90 acres.

## GENERAL INFORMATION

### Services

All mains services.

### Licences

Premises Licence. Civil Ceremonies Licence.

**Tenure:** Leasehold. Lease details can be provided to bona fide interested parties.

**Energy Rating:** EPC Rating: D





## Trade

Detailed trading information is available for genuine applicants.

## TUPE

The purchaser will be required to comply with the relevant legislation in respect of present employees.

## VAT

Should the sale of the property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

## Fixtures and Fittings

Trade inventory will be included in the sale. Stock at valuation on completion.

## Local Authority

Bournemouth Borough Council

Address: Town Hall, Bourne Avenue, Bournemouth, BH2 6DY

Tel: 01202 451451

Email: [enquiries@bournemouth.gov.uk](mailto:enquiries@bournemouth.gov.uk)

Rateable Value

£65,000 for the hotel and premises.

## Contact

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Harriet Fuller: [harriet.fuller@savills.com](mailto:harriet.fuller@savills.com)

DD: 01392 455769 M: 07807 999768

## Viewings

Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.



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