HOLIDAY CENTRE IN UNIQUE & BEAUTIFUL LOCATION

- A mix of self-catering/B&B Chalets, Caravan Hook-ups & Tent pitches producing a healthy income
- Set in 12 acres of some of the most picturesque coastal scenery on the Island with tons of undeveloped potential on site
- Facilities include Indoor Swimming Pool, Breakfast/Function Room plus a substantial Owners Bungalow
- For Sale with offers invited in the region of £795,000 for the buildings, land, fixtures, fittings & goodwill, plus s.a.v.

LOCATION

Situated on the Coastal path and with far reaching, uninterrupted views out to sea, the Holiday Centre overlooks Brighstone Bay and offers easy access to miles of beaches. Brighstone Holiday Centre is accessed directly from the famous Military Road (the coastal road) which runs along the South Coast of the Island eventually leading to the Needles area at the tip of the West Wight. This coastal route is extremely popular with Island residents as well as the substantial number of tourists that visit the Island annually. This location is particularly advantageous given it is within easy reach of well-known attractions including Blackgang Chine Pleasure Park, Isle of Wight Pearl and Isle of Wight Dinosaur Farm. The Centre is also an ideal base for visitors wishing to go surfing, mountain biking, or to have access to the many miles of walks on its doorstep.

DESCRIPTION

A schedule of accommodation and facilities currently in use are as follows:-

- 20 x Chalet style Bed and Breakfast Rooms
- 12 x Self-Catering Chalets (4 x 3 bedroom, 4 x 2 bed & 4 x 1 bed)
- 30 x Caravan Hook-Ups
- Around 100 x Tent Pitches

It should be noted and of interest to potential purchasers wishing to further develop the site, that there is a significant amount of as yet undeveloped potential on the site, in that there are 45 Chalets, currently either not used, or utilised for storage and significant further un-used built space around a former reception area, which would appear to be ideally suited to create a Bar, given its location, adjacent to the Breakfast/Function Room.

OWNERS ACCOMMODATION

A modern 4 bedroom bungalow of approximately 213m² (2,300 ft²) comprising reception, office, kitchen/dining room, utility room, 3 en-suite double bedrooms, a further double bedroom, family bathroom and living room with patio doors leading to a full width decked area overlooking a private rear garden with hot tub and concrete storage building. continued ....
OWNER'S ACCOMMODATION (continued)

Adjacent to the Bungalow, there is a concrete panelled workshop/store and a double width garage.

GUEST FACILITIES

Facilities on site available for Guests are as follows:-

A Licensed Breakfast/Function room incorporating a small shop, which is currently laid to cater for 65 covers, although suggests a capacity of 100 covers, plus two toilets with washing and baby changing facility

A substantial Pool Building comprising a 18 metre x 9 metre Swimming Pool, with both shallow and deep ends. 2 changing rooms with toilets and showers, seating areas and a plant room with twin filters and heating systems.

A Childrens Play Area laid with sand and play equipment

A number of Games Rooms

A Kitchen for use by Campers, plus a Campers Laundry Room with 2 washing machines and 2 tumble driers (coin operated) and a number of Campers Toilet and Shower Facilities

A Linen/Ironing Room

LAND

Please see attached, for illustration purposes, Title Plan No. IW12658. The land forming the main Holiday Centre, extends to approximately 7 acres, with an adjacent field of approximately 5 acres, utilised for tents and caravans (without electrical hook-ups) during busy periods. There is both ample parking for guests and the owners.

THE BUSINESS

Operated by our clients since 2000, although established as a Holiday Centre since 1932, the business has consistently generated a healthy income, with profits clearly available for the right operators.

It should, however, be noted that we feel there is significant value within the development potential of the land and buildings, given the relatively large number of buildings that appear ripe for development and improvement to provide further lettable accommodation and income streams. This, coupled with around 12 acres in total of land in this unique and idyllic location, offers potential purchasers a very special opportunity to thrive in this beautiful location.

More detailed financial information can be made available to bona fide applicants after inspection and a demonstration of funding ability.

INVENTORY

An indicative inventory is available to bona fide applicants and is held at the offices of Gully Howard Commercial Property, Suite 12, Salisbury Garden Surveyors, 62 High Street, Newport, Isle of Wight PO30 1BA.

UNIFORM BUSINESS RATE

Rateable Value: £17,500

(2016/2017) £0.497 without small business relief

Interested parties should make their own enquiries to confirm any rate liability that may be applicable by telephoning 01983 821000.

TERMS

For Sale with offers invited in the region of £795,000 for the benefit of the land, buildings, fixtures, fittings and goodwill of the business, plus stock at valuation on completion.

VIEWING

Strictly by appointment with sole agents Gully Howard Commercial Property. Contact Gavin Chambers or Jane Bauldry on 01983 301 434.

E: gchambers@gullyhoward.com or jbaldry@gullyhoward.com

Under no circumstances should any approach be made to staff or personnel at the holiday centre as they will be UNABLE to assist you.

Whilst these particulars are believed to be correct neither the agent nor the clients guarantee accuracy nor are they intended to form part of any contract. We have not carried out any survey. All offers are subject to formal contract. Interested parties must satisfy themselves independently as to VAT in respect of any transaction. Gully Howard Chartered Surveyors and staff are not able to give any warranty or representation in connection with this property and have not tested any plant, purchasers must satisfy themselves as to its condition. Plans are shown not to scale and for identification only, dimensions are approximate and location plans may not show all current occupiers.