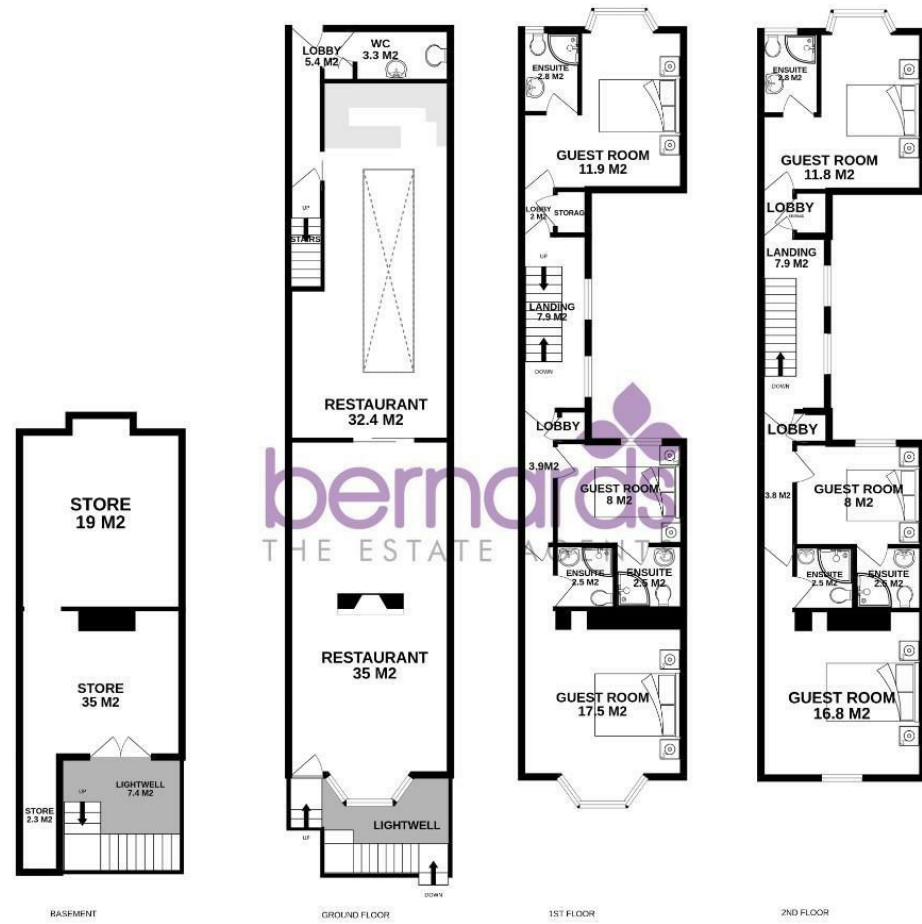


FOR SALE

Guide Price £800,000

Bellevue Terrace, Southsea PO5 3AT

bernards
THE ESTATE AGENTS



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023



8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974



6 Beds, 6 Bathrooms, 2 Living Areas

HIGHLIGHTS

- ❖ GRADE II LISTED TOWNHOUSE
- ❖ EXTENSIVELY RENOVATED
- ❖ SIX ENSUITE GUEST ROOMS
- ❖ SCOPE FOR FURTHER ROOMS
- ❖ BUSINESS OPPORTUNITY
- ❖ CENTRAL SOUTHSEA
- ❖ FOUR STOREYS
- ❖ PARKING & STORAGE TO REAR
- ❖ INDIVIDUALLY LETTABLE ROOMS
- ❖ SUPERB INVESTMENT

BOUTIQUE BED & BREAKFAST WITH SIX ENSUITE GUEST ROOMS PLUS RESTAURANT/CAFÉ USE

We are thrilled to introduce to the sales market, this exquisite grade II listed townhouse situated within the vibrant heart of Central Southsea.

Awarded the highly coveted, 'Best Restoration' by the Portsmouth Society, the property has been lovingly refurbished to an ultra-high standard and has been run as a successful boutique hotel since being fully refurbished from top to bottom in 2016.

Arranged over four floors, with off road parking at the rear this unique opportunity is currently operated as 6 ensuite guest rooms situated on the first and second floors, with approximately 70sq M of (Class A3) bar/restaurant on the ground floor used in conjunction with Becketts Bar and Restaurant. The space benefits from the license for "the sale of food or drink for consumption on the premises" meaning it is suitable for use as a coffee shop, tea room, bar/restaurant etc". The basement level sees a further two store rooms, offering potential for further

conversion. Boasting over 80% occupation throughout the year, the room rates start at £90 per night rising to £350 per night during the peak season (i.e Victorious Festival). Each room is double in size with Simba mattresses, wardrobes, gas central heating, luxury amenities and ensuite wet rooms. The property can be sold with all fixtures remaining, offering a seamless transition and immediate income generation to the new owner. There is also potential to let each room as an Air BnB/Short term holiday let, with key pad entry systems allowing for a remote entry/exit. As well as an extensive high-end cosmetic fit out, a thorough underlying renovation has taken place, including electrics, heating and communications, meaning the property has been future proofed for long term low maintenance ownership.

The attention to detail and finish should be seen in person to fully appreciate what is on offer, hence we strongly recommend a viewing.

Call today to arrange a viewing
02392 864 974
www.bernardsestates.co.uk



PROPERTY INFORMATION

ADDITIONAL INFORMATION

Please note that the current use is in conjunction with Becketts Bar and Restaurant which also occupies no. 11 Bellevue Terrace. This business will continue to operate, albeit only from no.11 Bellevue Terrace. The current openings between the 2 properties at ground floor level will be closed up by the Seller on completion. The sale is strictly the freehold interest in the property and not a sale of the business that currently occupies the property. The Business Rates payable relate to no.10 and no.11 Bellevue Terrace. Upon completion, the property valuation will be split by the Valuation Office and each property will be separately rated.

BASEMENT LEVEL

STORE ROOM ONE 19 SQM

STORE ROOM TWO 15 SQM

GROUND FLOOR

RESTAURANT AREA 35 SQM

COURTYARD BAR 32.4 SQM

W.C 3.3 SQM

FIRST FLOOR

GUEST ROOM ONE 17.5 SQM

ENSUITE 2.5 SQM

GUEST ROOM TWO 8 SQM

ENSUITE 2.5 SQM

GUEST ROOM THREE 11.9 SQM

ENSUITE 2.8 SQM

GUEST ROOM FOUR 16.8 SQM

ENSUITE 2.6 SQM

GUEST ROOM FIVE - 8 SQM

ENSUITE 2.5 SQM

GUEST ROOM SIX 11.8 SQM

ENSUITE 2.8 SQM

OFFER CHECK PROCEDURE

- If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

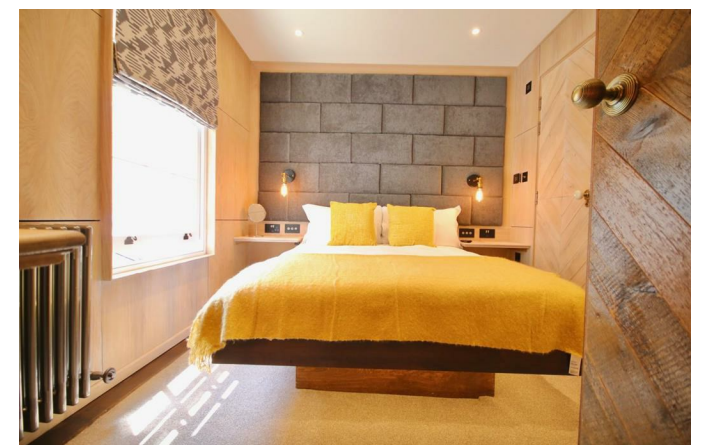
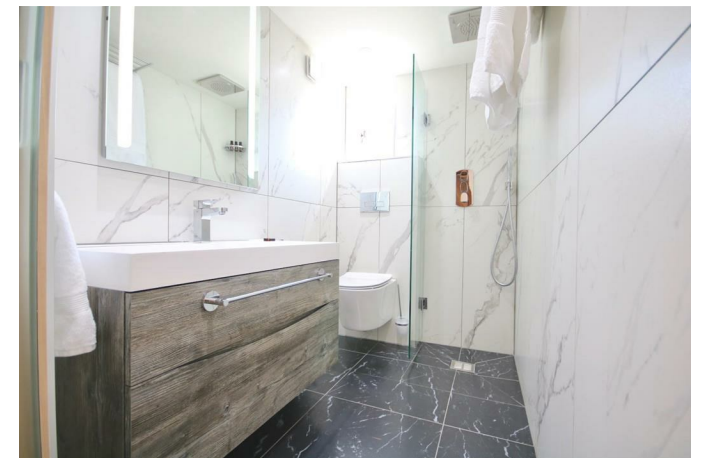
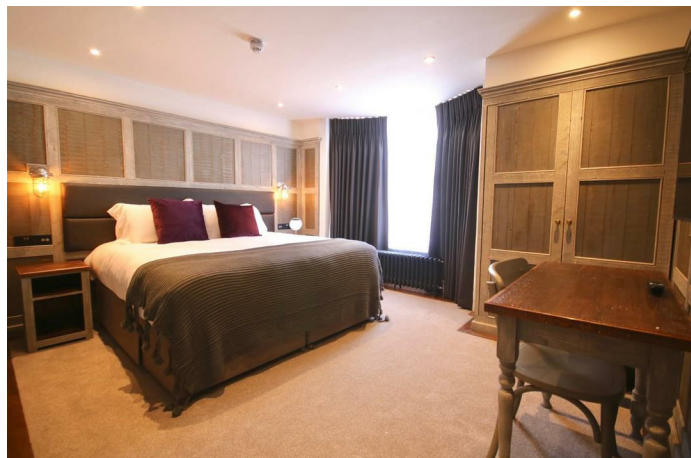
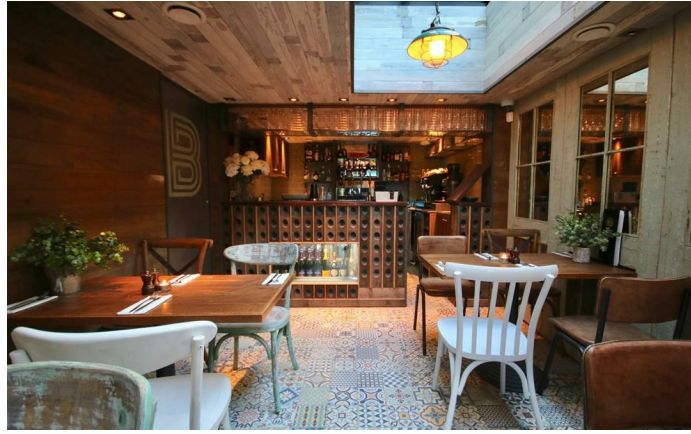
BERNARDS MORTGAGE & PROTECTION

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

STAFF DISCLOSURE

We hereby disclose the fact that the Seller either works for Bernard's Estate Agents or is related to a member of staff. Please feel free to clarify the position with your local office.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Scan here to see all our properties for sale and rent



Call today to arrange a viewing
02392 864 974
www.bernardsestates.co.uk

