

FOR SALE

ATTRACTIVE FULL-SERVICE HOTEL CLOSE TO BOURNEMOUTH SEA FRONT

**GRAHAM
SIBBALD**

WATLING
REAL ESTATE



THE ORCHID HOTEL

28-34 Gervis Road, Bournemouth, BH1 3DH

Find out more at www.g-s.co.uk

- ✚ **Prominent location a short distance from Bournemouth seafront, yet within easy reach of town centre**
- ✚ **31 en-suite letting bedrooms**
- ✚ **Restaurant, bar and function rooms**
- ✚ **Hotel benefited from refurbishment in 2017**
- ✚ **Coach House for staff accommodation**
- ✚ **Car parking**
- ✚ **Long leasehold, expiring on 24 March 2103**



For sale on the instructions of Chris Newell and Jo Leach of Quantuma Advisory Limited, Joint Administrators of GLF Orchid Hotels Ltd (In Administration). The affairs, business and property of the Company are being managed by the Joint Administrators, who act as agents for the Company and without personal liability.

INTRODUCTION

GRAHAM + SIBBALD AND WATLING REAL ESTATE ARE DELIGHTED TO OFFER FOR SALE, ON AN EXCLUSIVE BASIS, THE ORCHID HOTEL, A WELL PRESENTED 31 BEDROOM HOTEL THAT BENEFITS FROM REFURBISHMENT IN 2017. THE HOTEL IS WELL LOCATED CLOSE TO BOURNEMOUTH TOWN CENTRE AND THE SEA FRONT WITH SPECTACULAR VIEWS TO THE ENGLISH CHANNEL.

The hotel was originally a residential premises dating from the early 20th century. It has been significantly extended and converted into hotel use, with a detached Coach House to the rear that provides staff accommodation.



LOCATION

The Orchid Hotel is located in a prime trading location surrounded by tree-lined roads and only a couple of minutes' walk from the East Overcliff Drive, where far reaching views to the English Channel, Isle of Wight and Isle of Purbeck can be enjoyed. Below East Overcliff Drive is the popular Bournemouth Beach, which is often considered to be one of the best beaches in the UK. The beach is situated in the middle of a c.10 mile stretch of sand running from Hengistbury Head to the east of the hotel and Sandbanks to the west. The historic landmark of Bournemouth Pier is about 15 minutes' walk from the hotel and has a variety of indoor and outdoor activities, restaurants and cafes. Close to the Pier's entrance is the Bournemouth International Centre, one of the largest entertainment, exhibition and conference venues in southern England, and it has been confirmed that the hugely popular annual Bournemouth Air Festival will be taking place at the end of August 2024, which takes place between Bournemouth and Boscombe Piers.

Bournemouth is situated to the west of the popular New Forest and to the east of Poole Harbour, one of the largest natural harbours in the world. Bournemouth is reached by the A338, which connects to the arterial A31 that runs along the northern edge of the Bournemouth and Poole conurbation. To the north of the town is Bournemouth Airport that flies direct to a range of international destinations. The centre of Bournemouth is approximately 1 mile to the west of the hotel and the railway station is about a 0.75 miles to the north east of the property.

The hotel site sits on the north side of Gervis Road, between St Peter's Roundabout and Gervis Roundabout. The area surrounding the property mainly comprises other hotels and residential buildings. The nearby town centre of Bournemouth has a range of commercial uses with the majority being in the service sector. The adjacent town of Poole also has a service sector, along with various other businesses including the Port of Poole, RNLI headquarters and Sunseeker motor yachts.





THE PROPERTY

The original residential premises has been substantially extended to the side and rear. The hotel is predominantly arranged over ground and first floors and comprises a main building to the front; to the rear there is the North Wing that is a part two storey, part three storey building that is offset attached to the main building and accessed via a single storey glazed walkway from the hotel's public areas.

Enclosed between the main building and North Wing, along the eastern boundary, there is an attractive courtyard garden area that is mainly finished with stone paving. This area is conveniently accessed from the hotel's function rooms and public areas.

To the rear of the North Wing there is a detached four-bedroom staff accommodation building known as the Coach House. To the front of the main building, and continuing along the western side of the hotel's site, there is parking for around 32 cars.

PUBLIC AREAS

GROUND FLOOR

The hotel is entered from the front car park area through the original entrance of the main building. Doors open to a comfortable lounge area with a mix of seating. To the rear of the lounge is the hotel's reception area that comprises a high level counter.

From the rear of the lounge and reception area there is a corridor that leads to the hotel's two function rooms, the courtyard garden and the link corridor that connects to the North Wing. To the right hand side of the lounge is the hotel's bar area and the restaurant is to the left hand side.

LETTING BEDROOMS

The hotel provides 31 ensuite letting bedrooms located over the ground, first and second floors of the North Wing and first floor of the main building. The hotel has a range of bedroom types and all benefit from flat screen televisions with Freeview channels, a variety of in-room amenities and complimentary Wi-Fi. The hotel's bedroom inventory includes deluxe rooms that have higher grade toiletries, Nespresso coffee machines and dressing gowns.

Six bedrooms are on the ground floor of the North Wing, 23 bedrooms are located at first floor level across the hotel and two bedrooms are on the second floor of the North Wing,

The bedrooms comprise:

Bedroom Type	Quantity
Single	1
Double/Twin	15
King	13
Family	2
Total	31

LOUNGE

The well-appointed open plan lounge, which is at the entrance to the main building, has a range of seating including comfortable chairs and sofas, along with tables and chairs. It can accommodate around 14 people.

BAR AREA

The main bar area runs along the front of the main building and is accessed directly to the right of the lounge. It is an 'L-shaped' area that has a large bar servery running along the back wall and opens to a seating area at the end of the bar. It is finished with wood effect flooring and has a range of comfortable seating and tables. The bar area can accommodate around 55 people.



RESTAURANT

To the left hand side of the lounge are doors that open to the dining room. Subject to configuration, it provides around 40 covers at tables with contemporary chairs and banquette seating. There is a service counter with cupboards below and a shelf above.

The restaurant connects directly with the hotel's back of house pantry area and the commercial kitchen.

FUNCTION FACILITIES

The hotel benefits from having two function areas located at ground floor level close to the hotel's public areas.

The **Aurelia** room is in the link section between the main building and the North Wing and is accessed via the corridor linking the two sections of the hotel. It can accommodate up to 100 guests for a sit-down meal or up to 160 for a reception. It connects directly with the hotel's commercial kitchen and the courtyard garden is easily accessed across the corridor.

The **Paloma** room has a capacity of around 80 guests and is located close to the Aurelia room. It is licenced to hold civil ceremonies and has doors that open directly to the courtyard. The room also has a private bar.

ANCILLARY AREAS

The hotel has a wide range of back of house facilities and amenities to support the day-to-day running of the business including:

- Commercial kitchen – a large area that connects to the hotel's restaurant and the Aurelia room
- Ladies, gents (basement area) and accessible WCs (ground floor)
- Reception office to the rear of the reception desk
- Manager's office located off the lounge/reception area
- Laundry and linen stores on the ground floor at the rear of the North Wing
- Housekeeping cupboards located throughout the hotel
- Store rooms and plant rooms located in the basement
- Staff facilities





COACH HOUSE

To the rear of the hotel's site, northern side of the North Wing, there is the Coach House that is a two storey detached three/four bedroom building used for staff accommodation. It comprises an open plan living area with kitchen and bathroom at ground floor, along with a fourth bedroom/study, and three bedrooms at the first floor, one of which has an unfinished en-suite bathroom.

Externally, the Coach House has a garden that is not accessible by hotel guests.

EXTERNAL AREAS

There is parking for around 32 cars to the front and side of the hotel. Due to the property's prominent location, the parking is monitored to ensure it is for the benefit of hotel guests. There is an attractive courtyard garden area nestling between the main building and North Wing that is accessed through the hotel.

SERVICES

We have been advised that the property is connected to mains electricity, gas, water and drainage.

FIXTURES + FITTINGS

We are advised that all fixtures, fittings, and other items associated with the running of the business are owned outright and shall be included with the sale, save for any items that might be leased on finance. Prospective purchasers should satisfy themselves that the equipment is in full working order.

FIRE RISK ASSESSMENT

We understand that a fire risk assessment has been recently carried out under the Regulatory Reform (Fire Safety Order 2005).

BUSINESS RATES

We understand that the rateable value for the year commencing 1 April 2023 is £62,600





TRADING INFORMATION

The Orchid Hotel's prominent location, within walking distance of the cliff area overlooking Bournemouth beach, makes it an attractive destination for leisure guests, bolstered by corporate guests. The hotel was acquired in June 2021, with the previous owner having held the hotel since 2013 and undertaking a full refurbishment in around 2017.

It has been operated by an on-site management team and is run as an independent hotel. A data room containing trading information is available to seriously interested parties.

PLANNING

We understand that the property has a valid consent for its current use. However, we would advise interested parties to make their own enquiries with the local planning authority (Bournemouth, Christchurch and Poole (BCP) Council) in this regard.



TENURE

The hotel is owned on a long leasehold basis by virtue of a lease dated 9 June 2004 for a term of 99 years from and including 25 March 2004 and expiring on 4 March 2103. The passing rent is £51,611.14 per annum, subject to 5 yearly rent reviews.

Lease documentation is included in the data room.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC assessment of 68 | C that is valid until the 29 September 2031. A copy of the certificate is included in the data room.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be payable at the prevailing rate where applicable. Prospective purchasers should consult their accountant/solicitor for professional advice in this respect.

DATA ROOM

A data room has been prepared and is available to seriously interested parties who have completed a Non-Disclosure Agreement, a copy of which is available on request from the sole selling agent.

ASKING PRICE

Offers invited - £1,750,000 - for the property's long leasehold interest, which is being sold by the Joint Administrators of GLF Orchid Hotels Ltd (In Administration).

The affairs, business and property of the Company are being managed by the Joint Administrators, Chris Newell and Jo Leach of Quantuma Advisory Limited, who act as agents for the Company and without personal liability. Both are licensed in the UK by the Insolvency Practitioners Association and governed by the Insolvency Code of Ethics.

ANTI-MONEY LAUNDERING (AML)

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

VIEWING ARRANGEMENTS

Viewing arrangements are strictly via a prior appointment through the owners sole agents Graham + Sibbald or Watling Real Estate. Under no circumstances should any party make a direct approach to the business, the staff or the management of the hotel.

To arrange a viewing please contact:



James Williamson
Director

James.Williamson@g-s.co.uk
07717 361 856



Jamie Lamond
Director

Jamie.Lamond@watling.com
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Date published: January 2026

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