



Ref: 5109 - Welbeck Hotel



13 Mona Drive  
Douglas  
Isle of Man  
IM2 4LF

## **HISTORIC 27 LETTING ROOM HOTEL - ISLE OF MAN**

**Also offers 7 fully equipped guest apartments**

**Located in the capital town of Douglas**

**Benefits from a professional website**

**Including 1 penthouse apartment**

**27 guest bedroom all en-suite**

**Ideal partnership opportunity**

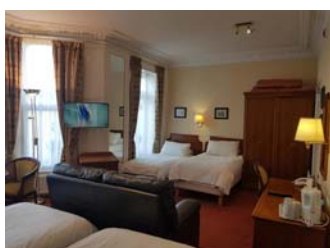
**Exceptional online reviews**

**Desirable coastal position**

**Genuine reason for sale**

**True lifestyle change**

**FREEHOLD**



**ASKING PRICE**

**£1,695,000 Plus SAV**

**Ref: 5109**

### **Location**

This imposing Victorian era property franchise restaurant enjoys a fantastic corner location centre location in the town of Douglas, the capital of the Isle of Man. The business benefits from being just a minutes' walk from the towns' coast providing an excellent attraction to the large number of tourists who visit the town. As well as the close proximity to the beach, there are several other leisure options in the immediate area of the hotel such as bars, restaurants parks and casinos. The hotel is within a ten minute drive of the centre of Douglas, providing access to further facilities such as supermarkets, schools and health services.

### **Business History**

Online Business Sales are delighted to offer to the market this long established and highly popular hotel which has been established since 1978 and has been run by our clients and their family ever since. The business is only now being reluctantly offered to the market due to our client's desire to pursue other lifestyle interests. Since taking ownership, our clients have worked tirelessly to ensure the business has an exceptional reputation in both the local area and beyond and this is reflected by the number of excellent online reviews of the business. The hotel is consistently ranked among the best hotels on the Isle of Man on TripAdvisor and is renowned for providing an outstanding level of hospitality for guests. We are advised by our clients that the annual income currently runs at around £690,000, derived from offering accommodation in one of the 27 en suite letting rooms or 7 guest apartments. The hotel also has a restaurant and bar available to guests offering a wide range of drinks and freshly prepared, locally sourced meals. The restaurant is able to seat up to 60 guests, in addition to offering room service and there is also 12 additional covers in an outside dining area, allowing for al fresco dining. The hotel also has a laundrette in house and also offers a laundry service run by a local dry cleaners. The business also benefits from a fantastic professional website showing the rooms and facilities offered by the hotel and also providing an option to book a stay at the hotel. The business is currently owner operated with the assistance of around 10-20 staff depending on seasonal demand including chefs and housekeepers. This is a superb opportunity to purchase an established business, which is ideal for an owner operator or as a bolt on opportunity and as such early viewing is highly recommended.

### **Financial Profile**

Turnover: We are advised annual pre-covid turnover of £690,000

### **Tenure**

We are advised freehold

### **Opening Hours**

Year round

### **Accommodation**

A highly prominent four storey Victorian property, well signed and decorated to a high standard throughout briefly comprising:

#### **GROUND FLOOR**

Customer reception area  
Laundry/Service room  
60 cover restaurant  
Bathrooms  
Kitchen  
Office

#### **FIRST FLOOR**

7x guest bedrooms  
1x 2 bed apartment

#### **SECOND FLOOR**

8x guest bedrooms  
2x 1 bed apartment

#### **THIRD FLOOR**

8x guest bedrooms  
2x 1 bed apartment

#### **FOURTH FLOOR**

4x guest bedrooms  
1x penthouse apartment  
2x 1 bed apartment

#### **EXTERNAL**

10 additional cover for outside dining

#### **Additional information:**

All guest bedrooms are en-suite and equipped with high speed WiFi and television

### **Enquire**

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e: [info@onlinebusinesssales.co.uk](mailto:info@onlinebusinesssales.co.uk)

**IMPORTANT NOTES:** These particulars do not constitute an offer neither should they be relied upon as statements or representations of fact or warranties of any kind. All interested parties must satisfy themselves by investigation, prior inspection and/or formal entry before contact with their solicitor. Neither we nor our principals accept any responsibility whatever in respect of these particulars which are simply offered as a general indication to persons who may be interested.

Viewings and negotiations are to be conducted **STRICTLY** through **Online Business Sales Limited**. No direct approach is to be made to the business under any circumstances