

HOTEL

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Ref 38/47866

- 27 bedrooms - AA 2 Star hotel, 67%
- 2 function rooms (140) and bar/lounge (50)
- Established business with further potential
- Extensive owner's accommodation
- T/o £493,823 net y/e December 2010
- Attractive grounds of circa 1.41 hectares (3.5 acres)



On the instructions of the Joint LPA Receiver
of Bookham Grange Hotel
Little Bookham Common, Bookham,
Leatherhead KT23 3HS

Freehold
£1,250,000

Christie + Co Winchester
01962 844455



Situation

Bookham Grange Hotel is approximately 0.5 miles from the village centre of Little Bookham, off the A246. The A24 and M25 (junction 9 for Leatherhead) is approximately 5 miles northeast, with access to the A3/M25 (junction 10 through Effingham) 5 miles to the west. The property is conveniently situated for both Heathrow and Gatwick airports and central London.

Little Bookham is a high-value commuter village with a mainline railway station. London's Victoria Station is approximately 45 minutes by train and Leatherhead town centre is situated approximately 3 miles to the north.

The Bookham Grange Hotel is ideally placed to attract business from both leisure visitors and the corporate/commercial sector. There are many local tourist attractions including Hampton Court Palace, Brooklands Racing Museum, Chessington World of Adventures, Windsor Castle, Wisely RHS Gardens and Thorpe Park.

The property

The property comprises a substantial, detached, late Victorian building which has been sympathetically extended over the years and traded as a hotel since 1947. The building has an attractive period appearance and is set within 2.25 acres of landscaped gardens, with an adjoining paddock of 1.25 acres. In summary, the hotel has 27 en suite bedrooms plus extensive conference and function accommodation. There is ample self-contained staff accommodation to the rear of the site and a large, detached, modern 3 bedroom owner's bungalow.

The main building was constructed circa 1890, of brick elevations beneath a substantial pitched slate roof. There are 2 storey Edwardian extensions dating from around 1910 and the most recent extension dates from around 1997.

Ground floor

- Reception/lobby with reception desk
- Ladies and gentlemen's WCs
- Disabled persons WC
- 2 staff offices
- Cloakroom
- Main function room, known as The Eastwick Room (90)
- Wedgewood Room (50) - licensed for weddings
- Public bar/lounge (50)
- Restaurant, known as The Polesden Room (40)

Ancillary areas

- Extensive commercial kitchen and wash-up areas
- Dry stores and various ancillary stores
- Walk-in cold room and walk-in freezer
- Main cellar and bottle store
- Laundry room
- Boiler room
- Staff WC

Letting accommodation

There are a total of 27 bedrooms with full en suite facilities arranged over 2 floors:

- 18 double bedrooms
- 3 family bedrooms
- 3 twin bedrooms
- 3 single bedrooms

All bedrooms have private bathrooms with showers, direct-dial telephones, colour televisions and hospitality trays.

Owner's accommodation

The detached bungalow dates from the late 1900s and includes:

- Entrance hall with cupboard
- Living room
- Conservatory/dining room
- 3 bedrooms (1 en suite bathroom)
- Dining room
- Fitted kitchen
- Cloakroom
- Separate shower room

Staff accommodation



Staff cottage comprising 3 double and 3 single bed sitting rooms, all with en-suite bathrooms.

Staff quarters extension - 2 double and 1 single bedsitting room, all with en suite bathrooms.

2 self-contained single staff bedrooms with en suite bathrooms at the rear of the kitchen.

External details

The property occupies a large site which, although not measured is understood to extend to approximately 1.41 hectares (3.5 acres). The grounds include extensive gardens laid mainly to lawn. There is a surfaced driveway with parking spaces at the front, and additional parking provided at the eastern side of the hotel. There is a rear patio garden accessed from the bar/lounge, which has covers for approximately 70 externally, and a barbecue area.

The owner's private bungalow is situated to the rear of the plot, with a good degree of seclusion. It has a detached double garage and private gardens.

The business

Bookham Grange Hotel is a long established, detached country hotel. The hotel enjoys consistent year round trade from both commercial and leisure visitors, and caters for day meetings and residential conferences as well as a number of functions and weddings.



The hotel is ideally placed to attract trade both from the neighbouring town of Leatherhead and from London due to its close proximity to the M23, A3 and A24.

Being so close to Leatherhead and Guildford, the hotel offers further scope to develop trade, particularly through the bar and restaurant, both during lunchtimes and evenings. The hotel trades from its own website www.bookham-grange.co.uk.

Trading information

Turnover was £493,823 excluding VAT for the year ended 31/12/2010.

Insolvency Practitioners will not warrant or guarantee any trading information provided to prospective buyers.

No guarantees or warranties will be given regarding the accuracy or completeness of any information provided and purchasers must satisfy themselves as to the accuracy and completeness.

The Receivers act as agents for the owner without personal liability.

Fixtures & fittings

An inventory will be provided by the Joint Receivers once a sale has been agreed.

Licences

The property has a Premises Licence granted by the relevant local authority. It is a requirement of the Licensing Act 2003 that properties serving alcohol have a designated premises supervisor who must be the holder of a Personal Licence. Prospective purchasers are advised to take the appropriate specialist advice.

Services

We are advised that all mains services are connected.

Fire risk assessment

We have assumed that a suitable and sufficient Fire Risk Assessment has been carried out. Under the Regulatory Reform (Fire Safety) Order 2005 this assessment needs to be recorded in writing where there are five or more employees, the property is under enactment of a licence or where an alterations notice has been served.

Business rates

The rateable value is £43,000 for the year commencing April 2010.

Tenure details

Freehold.



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- Edinburgh 0131 557 6666
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- Glasgow 0141 352 7300
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For full information, please call Christie Finance on 01962 833818 or Christie Insurance on 020 7448 8820. Alternatively, visit www.christiefinance.com or www.christieinsurance.com

Valuation Services

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Viewing

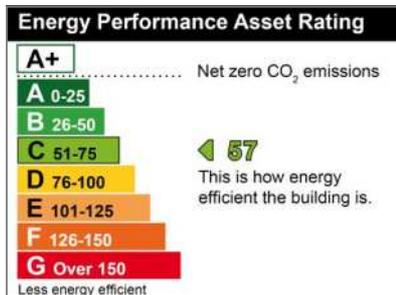
No direct approach may be made to the property. For an appointment to view, please contact the agent.

Christie + Co

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Energy Performance Certificate

A copy of this property's EPC can be viewed at www.christie.com/epc/epc3847866.pdf



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