

Alderney Estate Agency

Martyn House, 41 Victoria Street, Alderney, Channel Islands GY9 3TA

Telephone: 01481 823110 or 823425 Fax 01481 822304

e-mail:alderneyestateagency@cwgsy.net web site : www.alderneyestateagency.com

BELLE VUE HOTEL



16 En-Suite BEDROOMS * Busy, Friendly BAR * DINING ROOM (32 Covers)

RESTAURANT (24 Covers) * Large FUNCTION ROOM

OWNER'S / STAFF ACCOMMODATION

OFFERS INVITED IN EXCESS OF £1,000,000.00

This is a rare opportunity to acquire one of Alderney's best known and established hotels open all year round. The Belle Vue Hotel is one of Alderney's busiest and most popular hotels. This family run hotel is situated close to the heart of Alderney's only parish, St Anne's, only a few minutes walk to the sandy beaches and the breath taking walks along Alderney's coast line.

VIEWING STRICTLY BY APPOINTMENT WITH VENDOR'S AGENT

ALDERNEY ESTATE AGENCY LTD
Alderney's oldest established and Premier Agency

LOCATION

The Belle Vue Hotel is located in St Anne's, in a picturesque setting overlooking Alderney's cricket ground which in turn overlooks the spectacular northern coast line and the beautiful sandy beaches of Braye Beach.



DESCRIPTION

The hotel has 16 en-suite letting rooms comprising one executive suite, eight double rooms and seven single rooms.

The executive suite, known as 'Treble One Two', offers a level of luxury that even the most discerning of guest would be satisfied with. Included within this modern and comfortable executive suite is a Queen size bed, Jacuzzi, separate three piece bathroom, as well as DVD and Hi-Fi players. Picturesque views are offered from Treble One Two across Alderney's coast line and the nearby island of Burhou.

All rooms are fitted with flat-screen TVs, coffee and tea making facilities, direct-dial telephones, Wi-Fi internet access and digital Sky TV channels.

The bar, one of Alderney's busiest all year round bars, provides customers with an intimate place to enjoy a drink or sample a traditional bar-meal; anything from a light snack to a hearty unhurried a la carte experience. The hotel also benefits from providing diners with the choice of eating in the busy bar, or if they prefer, diners can have a more formal dinner in the Dining Room.

The hotel's Function Room has provided Alderney with some of the more memorable events over the years. The Function Room's flexibility gives the hotel the ability to offer different events such as fine-dining wedding functions for 80 guests, a more casual buffet style dinner for 125 guests, and discos for up to 200 guests.

OWNERS ACCOMMODATION

The hotel benefits from a three bedroom on-site owners accommodation. This separate building comprises one master bedroom, two single bedrooms, lounge and kitchen - all on the first floor. On the ground floor is an office and overflow storage, although there is scope to expand the owner's accommodation into a spacious four bedroom house by re-arranging the current accommodation. The hotel benefits from a quaint garden to the rear of the property. Ample parking is provided by the nearby public car park



TENURE AND PRICE

Price on application. The Belle Vue Hotel is available freehold and will include a comprehensive inventory of fixtures and fittings.

FINANCIAL STATEMENTS

Financial Statements can be provided once a Confidentiality Agreement has been signed. Please contact our office for further details.

AVAILABILITY

The property is immediately available subject to agreeing a mutually convenient completion date. The vendors are willing to work with any prospective purchaser for a handover period. Please call our offices for further details.

LEGAL COSTS

Each party to bear their own legal costs

SUBJECT TO CONTRACT





SUMMARY

- 16 en-suite bedrooms
- Busy friendly bar
- Dining Room (32 covers)
- Restaurant (24 covers)
- Large Function Room
- Owners / staff accommodation
- Open all year round



Whilst every effort is taken to give a fair description the accuracy of these details cannot be guaranteed and in no way forms part of an offer or agreement. None of the appliances have been tested by our agency and we do not accept responsibility for any which may prove to be faulty after any sale.



ABOUT ALDERNEY

Alderney is the third largest of the Channel Islands and is also the most northern - it is a British Crown dependency and part of the Bailiwick of Guernsey. The island is just one and a half miles wide and three and a half miles long with approximately 2,400 all year round residents. Like Guernsey and Jersey, the island enjoys a mild climate and independence, with its own government and an ever-growing off-shore finance and E-commerce sector. Alderney is close to mainland France (8 miles), Guernsey (23 miles), Jersey (30 miles) and the Isle of Wight (60 miles).



GETTING TO ALDERNEY

BY AIR - There are two airlines that provide all year round scheduled services to the island connecting Alderney to Southampton, Guernsey, and Jersey (via Guernsey). All the aforementioned all have many UK and international connections throughout the year therefore making Alderney very accessible. Alderney has a decent airport for an island of its size making it a popular with private aviators too.

BY SEA - There are frequent ferry services from France and Guernsey operating from April to September each year. Cherbourg, in France, is one port to highlight given its direct connections with Portsmouth.

FOR FURTHER INFORMATION

For further information log onto www.visitalderney.com