Seaview Hotel

BAR & RESTAURANT

Fleurets
Leisure Property Specialists

Now part of
GRAHAM SIBBALD

Freehold - £2,600,000

File Ref: 8-620443

The High Street, Seaview,
Isle of Wight, PO34 5EX

Seaview Hotel

BAR & RESTAURANT

- Award winning coastal retreat in a charming village
- A rare example of a unique independent hotel
- Highly desirable and affluent village overlooking the Solent
- Prominent site on the High Street also with access from Rope Walk
- 24 individually styled high quality rooms and a 2 bedroomed cottage
- Seaviewhotel.co.uk

Location

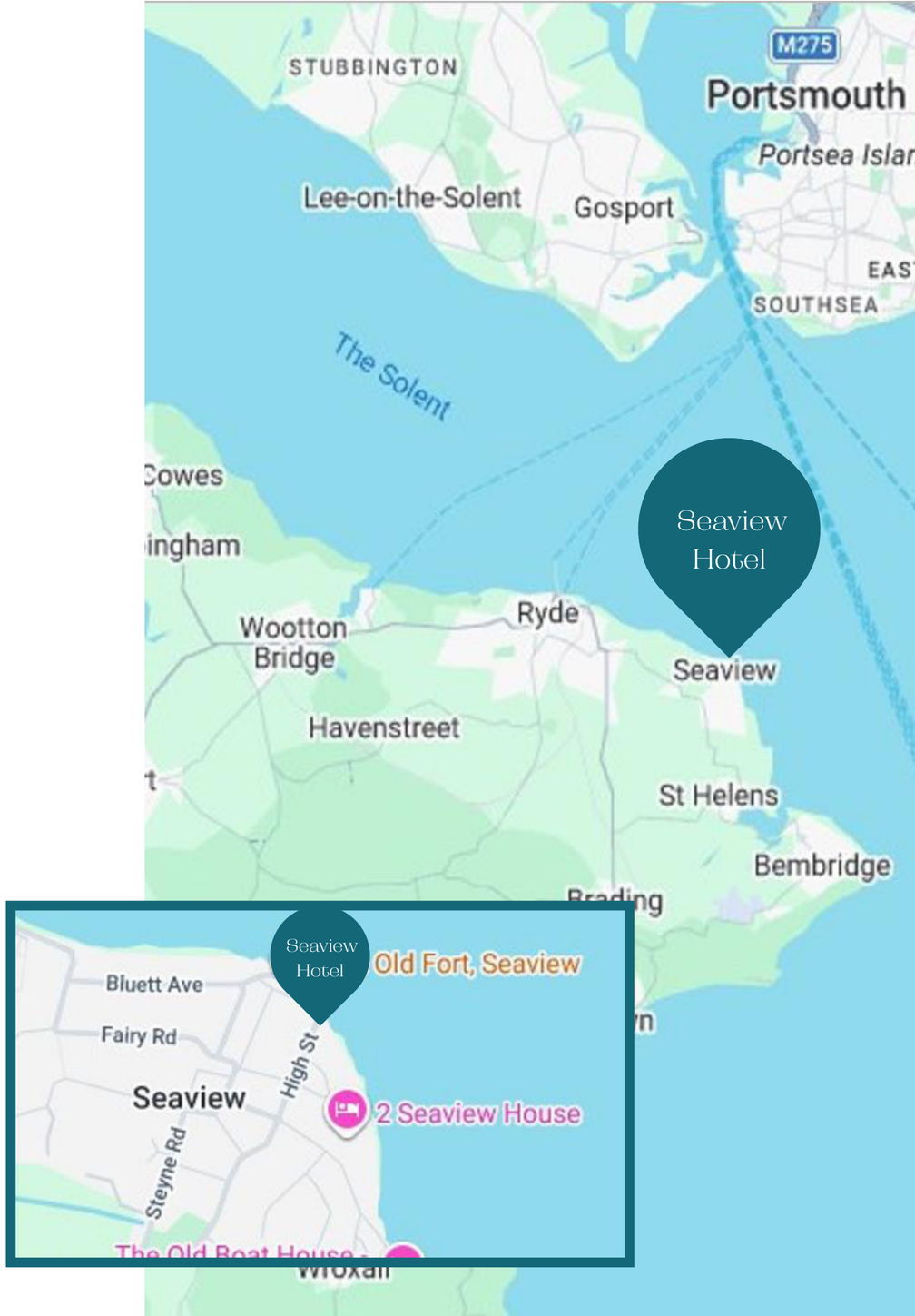
The Seaview Hotel is situated in the heart of the popular village of Seaview occupying a prime site on the High Street.

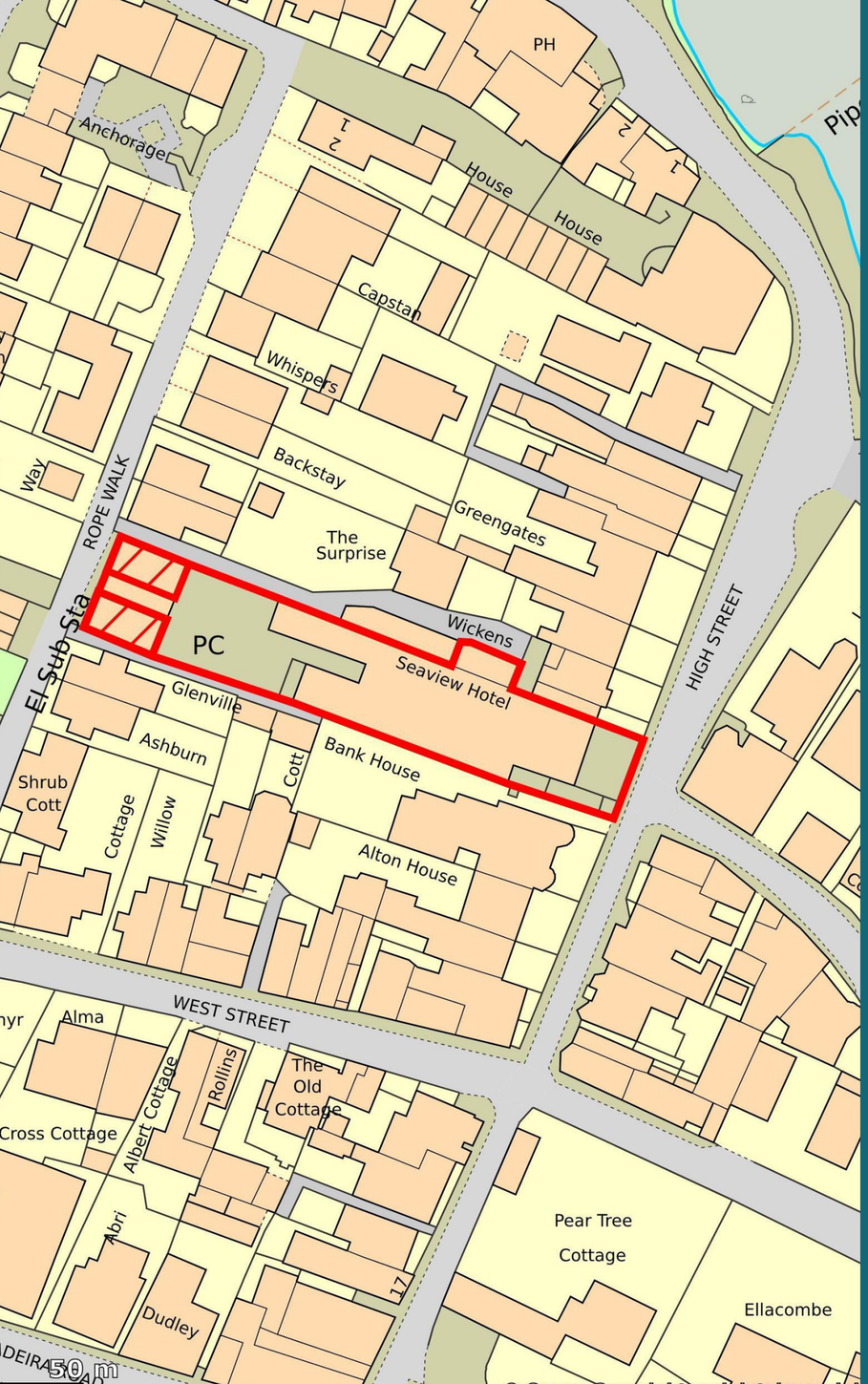
Priory Bay is approximately a ten-minute walk to the southeast of the village. In addition, Seagrove Bay, is between the village and Priory Bay. Some of the largest houses in the area are along Pier Road and Bluett Avenue, and this is partly responsible for the nickname "millionaires avenue".

The Isle of Wight offers a wonderful blend of relaxation, adventure and discovery, and the Seaview Hotel provides the perfect base from which to explore it all. From scenic coastal walks and unspoiled countryside to charming villages, independent shops and local attractions, the Island rewards those who take the time to wander and explore. Whether you're seeking beautiful beaches, historic landmarks, or simply a peaceful spot to take in the views, you'll find it all within easy reach.

The Isle of Wight has three connecting car ferries that leave from Southampton, Portsmouth and Lymington. There is also a catamaran passenger ferry and a hovercraft which transports passengers to the Island between Portsmouth/Southsea and Ryde. There is also the Red Jet catamaran from Southampton to West Cowes.

The Island generally attracts over one million visitors per year which is only increasing and many of whom have come to enjoy the dramatic coastline which stretches for over 60 miles and ranges from cliff tops to award winning beaches.





Description

The property was built in 1800 as a private house and shortly afterwards became an Inn.

Once owned by Brickwood's, a local brewery, it became one of their "Sunshine Hotels".

The property is a three-storey brick and stone built building, with mixed glazing under a pitched tiled roof and extensions to the rear. There is also a newer building at the rear, which is three storeys, again brick built and is rendered in part with a pitched slate roof.

There is also Myrtle Cottage which has been 'amalgamated' with the hotel to provide additional accommodation and includes a self-contained 2 bedroom self-catering cottage with kitchen lounge and bathroom.

Tenure - Freehold with the exception of the hotel annex (hatched areas) which are held on a 125 year lease from IOW Council from 2007 and expiring in 2132 with a peppercorn rent.

Accommodation

Letting Accommodation

- Within the main building there are 17 bedrooms, a studio and there are an additional 6 bedrooms in the rear block which have the benefit of a lift and 1 bedroom has a walk-in shower room. There are also additional stores and a boiler room.

Myrtle Cottage

- Dog friendly self-catering cottage with 2 twin/double rooms,kitchen,sitting room, bathroom with shower over the bath

Ground Floor

- Front Dining Room (The Aquitania) - a versatile room that is used for fine dining, parties/functions and weddings with french doors out on to the patio area
- Coffee lounge - a comfortable area for residents also used for daytime coffee and tea trade
- Reception/Office
- Pump Bar – full of character with log burner and stripped timber floor
- Ladies and Gents toilets
- Restaurant – at capacity approximately 70 covers and can be partitioned to create smaller areas
- Trade Kitchen – an extensive and comprehensive range of stainless catering equipment with direct access to the main restaurant
- Ancillary stores and laundry rooms

External

- Front Patio area – modern and all weather tables and chairs
- Car Park – to the rear of the hotel and lined for 10 cars and 3 electric chargers

Basement

- Beer Cellar – accessible from behind the bar servery and mechanically cooled

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Pump Bar
Happy Hour
Friday
Afternoon Tea
Under 21!
21

The Business

We sold the hotel to the current owners in 2003 and they have and continue to invest in this outstanding property.

We understand that turnover (net of vat) for year ended November 2025 was approximately £1,367,000 pa and the split was:

Accommodation	£586,000
Restaurant and Bar Food	£447,000
Bar/Wine	£252,000
Breakfast	£82,000

More detailed financial information will be made available to genuinely interest parties following a formal inspection.

Tariff

The tariff of course fluctuates depending on the bedroom/suite and time of year but as a guide:

High Season		Low Season	
Small standard double	£140	Small standard double	£110
Standard Double	£210	Standard Double	£180
Superior	£265	Superior	£195
Seaview	£275	Seaview	£205

Occupancy

Hotel Occupancy Rate %	2020	2021	2022	2023	2024	2025
January	31.2	1.5	16.8	31.9	24	21
February	51.9	0.7	48.4	43.3	31	31
March	38.5	0.1	56.4	45.2	43	38
April	4.9	10	55.3	64.1	33	47
May	0.8	42.6	70.6	68.8	65	66
June	0	91.2	83.9	77.9	85	74
July	51.6	93.2	75.9	78.8	71	76
August	93.8	95	83.4	81.7	83	86
September	94.9	86.8	63.9	78.5	76	73
October	68.1	66.3	52.5	43.6	45	46
November	6.5	38.3	45.3	44.84	34	34
December	1.9	23.9	29.3	36.39	32	25

Fire exit

PRIVATE
RESIDENTS ONLY
L167 YBC

Further Information & Viewing

- For further information (to include floor plans) and to arrange a viewing, please contact Nick Earee on 07836 541 790 or nick.earee@fleurets.com. A discreet customer inspection is recommended in the first instance.

Business Rates

- The property is in an area administered by Isle of Wight Council. Rateable Value £58,200 (2023) & £73000 (2026). Confirmation of actual rates payable should be obtained from the Local Authority. No domestic accommodation.

Premises Licence

A premises licence prevails, the main licensable activities being:-

- Sale of Alcohol
  - Monday to Sunday 10.00 am to 12.00 midnight
  - Live and Recorded Music 12.00 midday to 12.00 midnight

Finance & Insurance

- If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.

Money Laundering

- The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

VAT

- All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

EPC

- The main property has an EPC rating of B41 and the annex B28 (March 2024)

Planning

- The property is not listed but is situated within the Seaview Conservation Area. The property is not listed as an Asset of Community Value (ACV).

Services

- We understand the premises are connected to all mains services.

- There is a large, recently installed solar array on the roof of the newer building to the rear of the property which reduces electrical consumption considerably.

Contact

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Divisional Director

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fleurets.com

Seaview Hotel

BAR & RESTAURANT

Tripadvisor Travellers' Choice Awards 2025

AA

Green Tourism Award Silver 2023

Green Impact Silver Award 2024

Hampshire & Isle of Wight Muddy Stilettos Awards Winner 2025

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Now part of Graham Sibbald

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