

Retail  
Development  
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Office



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## FOR SALE

### THREE STAR SEA FACING HOTEL

Ellan Vannin Hotel, Loch Promenade,  
Douglas, Isle of Man, IM1 2LY  
Asking Price: £1,965,000



- Award Winning three star Sea Facing Hotel
- 31 tastefully equipped ensuite Guest rooms
- Public Fully Licensed Lounge Bar with Live Entertainment Area
- Popular Restaurant comfortably seating 45
- All windows throughout PVC double glazed
- Two Veissmann equalising commercial boilers and two Worcester gas fired boilers. Five mega flow

## **Description**

An exciting opportunity has arisen to purchase this popular multi business, beautifully presented three star Hotel situated in a premier position on the sea front in the heart of the City of Douglas.

This profitable Hotel has much to offer any potential buyer easily offering an all-inclusive experience for business and leisure guests alike and being quite unique in the Manx marketplace.

## **The History**

The current owners have proactively invested in, maintained and upgraded the building to far exceed all areas required for IoM three star Hotel registration obtaining excellent reports throughout and regularly obtaining the prestigious top spot as the most popular Hotel in the Isle of Man accordingly to review site Trip Advisor.

The Ellan Vannin as it stands today is two amalgamated buildings developed into one single Hotel in 2012.

Deceptively spacious and set over 5 floors the property can offer the following to any potential buyer:

## **Public Licensed Bar & Live Entertainment Area**

The Sea Facing Bar (known as the EV Lounge) can comfortably seat up to 40 seated patrons benefiting from a range of comfortable modern furnishings.

The bar is well equipped and set up for the regular busy trade it receives from in house guests, locals and the restaurant customers. Ideal for many occasions this popular bar regularly hosts theme nights, social occasions and has quickly become a hot spot for Live Entertainment and local singers.

## **Restaurant**

Situated on the ground floor the Ellan Vannin easily hosting up to 45 covers.

Fully equipped, fully air conditioned and licensed with a range of comfortable seating and tables and serviced by the adjacent EV Lounge Bar and still room with brand new pull through commercial dishwasher.

Situated on the lower floor is the main fully equipped commercial kitchen, prep kitchen and storage areas. The main kitchen has a brand new white efficiency Rationale oven and 6 burner gas hob.

Outside the main front of the building there is also a bespoke food serving area with external electrical sockets, highly utilised during key tourism events.

## **The Guest Rooms**

Regularly updated, maintained and refreshed throughout the Ellan Vannin offers a quality range of 32 ensuite rooms over 5 floors

- 5 Budget Double / Twin Rooms
- 11 Standard Double / Twin Rooms
- 2 Standard Single
- 8 Premium Double /Twin Rooms
- 2 Premium Single
- 2 Premium sea facing Suites
- 1 ground floor suite with ensuite shower and kitchen facilities
- 1 sea facing one bedroom apartment currently used as the Managers accommodation

All rooms and suites include modern light oak free standing furniture including 6' zip and link beds, brand new Mitel digital phones, bedside cabinets, wardrobes, easy chairs and desk / dressing table and thermostatically controlled gas central heating. There is a comprehensive digital smart air card system in place, to allow access into each room and the main access points into the building. This system also records the identification and time of each entry so is very secure.

All ensuite facilities include toilets, wash basin and either a bath with overhead fitted shower or walk in shower. High pressure and hot water is provided by 5 mega flows.

## **Reception and Office**

Fully equipped Reception area with new Mitel Smart Communication System and Switchboard incorporating call recording and call statistics. Central smart air digital key card system encoder. Contracted Konica Minolta BizHub commercial printer, photocopier and scanner. Fully equipped office with 3 computerised workstations. 2 telephone extensions with external and internal lines. Dudley extra-large floor standing fireproof security safe. . 3 filing cabinets and 2 large filing bookcases. Separate password protected wifi router for office and reception.

6 station wireless hand held radio communications system. All 4 computers were upgraded and replaced in 2021.

## **Security**

The current owners have invested heavily to provide strong free WIFI connection throughout the whole building for guests and patrons which is easily accommodated with 4 x 1 GB high speed lines.

Extensive CCTV security camera system is present throughout the public areas, kitchens and stock rooms offering security and peace of mind for staff and guests. This can be accessed remotely by key personnel if required.

The main entrance has been fitted with double automatic glass doors and digital card system, there is a secondary Guest access which has a digital key pad for entry and a secondary digital lock on an inner door.

## **Owners / Staff Accommodation**

The two bedroomed flat has independent access and is comprised of two ensuite bedrooms and open plan kitchen / living room situated on the lower ground floor. This flat has been rented separately in previous years to a corporate Client.

There is additional owners accommodation situated on the fourth floor which is sea facing and includes a modern pitch / living room, studio kitchen and ensuite bedroom.

## **The Ellan Vannin Team**

The business is fully staffed in all areas and benefits from strong leadership from the Management team and 14 high quality fully trained staff members which are a mixture of full and part time.

## **Location**

Travelling from the Sea Terminal along the promenade you will find the property situated on the left hand side a short distance after the junction with Howard Street.

## **Services**

Mains Water, gas, electricity and drainage are connected. Gas central heating throughout.

## **Possession**

On completion of legal formalities

## **Legal Costs / Viewing**

Each Party to pay their own legal costs

## **Viewing**

Strictly by prior appointment through the Agents, Chrystals Commercial





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