

GPS
commercial

Ref: 30539



Freehold Price: £2.4m

37 Bedroom Seafront Hotel, Eastbourne

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Freehold Price: £2,400,000

Viewing by appointment: Please contact 01323 727271 or email info@gps-direct.com

Summary

This outstanding hotel has 37 en-suite guest rooms and enjoys magnificent views across the seafront. It is positioned close to the pier, bandstand and town centre and it offers high quality accommodation and food to tourists and visitors to the town. Many rooms offer sea views and there is a bright, spacious dining area with the flexibility to be used for functions and formal dining. With two separate entrances and staircases, there is potential to develop the property with residential units at the rear while retaining hotel accommodation at the front.

Location

Eastbourne's 1930 bandstand, Victorian pier, the main shopping centre and railway station are all within 10 minutes' walk. The Devonshire Quarter, which includes a new major conference centre, two theatres, the Towner Art Gallery and the International Lawn Tennis Centre is also close by.

With excellent road and rail links to London, Gatwick and Brighton, Eastbourne remains a flourishing seaside destination, attracting both tourist and commercial trade. At the foot of the Downs, Eastbourne makes the ideal location to enjoy both town and country breaks. It is noted for several major events, including LTA tennis and an annual air show. Numerous further events take place in the town and the town's conference, education and arts centre attract further visitors all year round.

Premises

The property comprises a substantial Edwardian building with accommodation and facilities spread over three floors plus a large basement. All floors are served by a lift and two separate flights of stairs. The main entrance is on the seafront with an additional rear entrance on Seaside Road. It is presented to a high standard with the current vendors having continued to make many structural and decorative improvements. These include upgrading



the plumbing / boilers, rewiring, installing quality flooring and fittings, fitting triple-glazing. The kitchen has also been upgraded with high quality equipment. The property is fire-safety compliant and is maintained to a high standard throughout.

Ground Floor

The ground floor has a bright Breakfast Dining Area, Reception, Bar, Function Area with dance floor which can be configured for parties or formal dining, separate Function / Meeting Room, and a large well-equipped commercial Kitchen.

First Floor

The first floor has 10 Double rooms, 3 Twin rooms and 5 Single rooms.

Second Floor

The second floor has 10 Double rooms, 8 Single rooms and 1 Twin room.

Basement

There is a large room which is used as a gym with a sauna. This is currently used by the owners' family but could be opened to guests.

There are also several storerooms, a wine cellar and boiler room.

Business

The current owner focusses on private stays with guests booking via online portals, rather than coach operators, and the hotel has a 'Very Good' rating on TripAdvisor.

We believe the current average sales of £360,000 could be increased significantly by an experience operator.

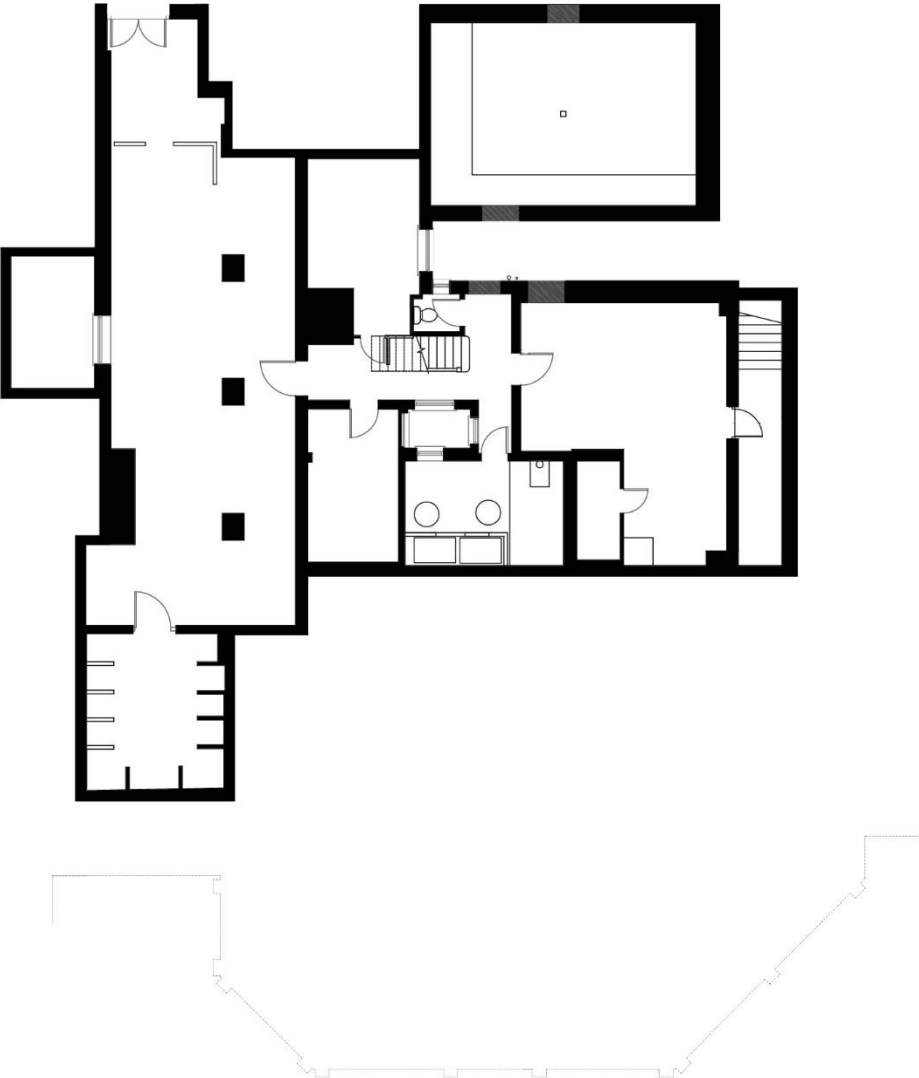
Rates

The rateable value is £26,000. This is not the amount payable, and the property is eligible for Retail, Hospitality & Leisure Rates Relief of 75% which means the amount payable for 2024/25 is £3,243.

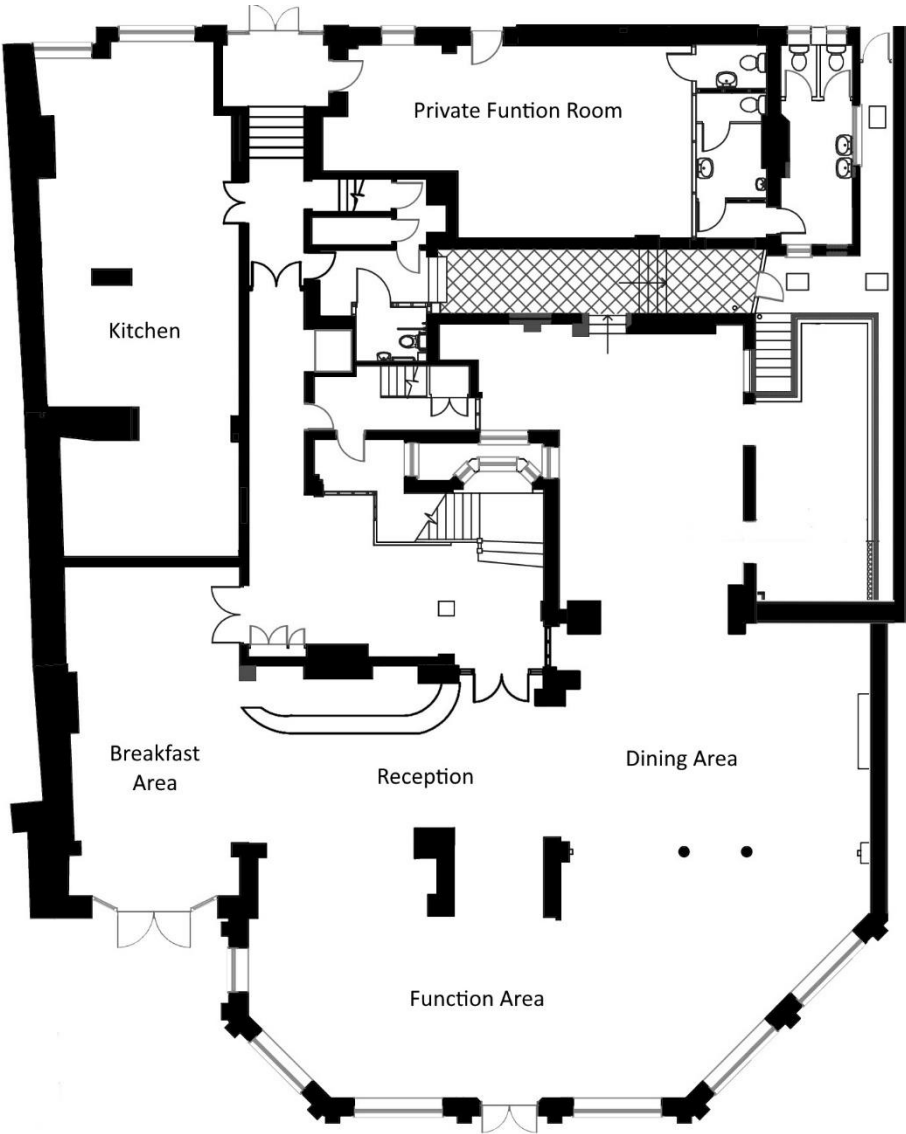


Floor Plans

Basement



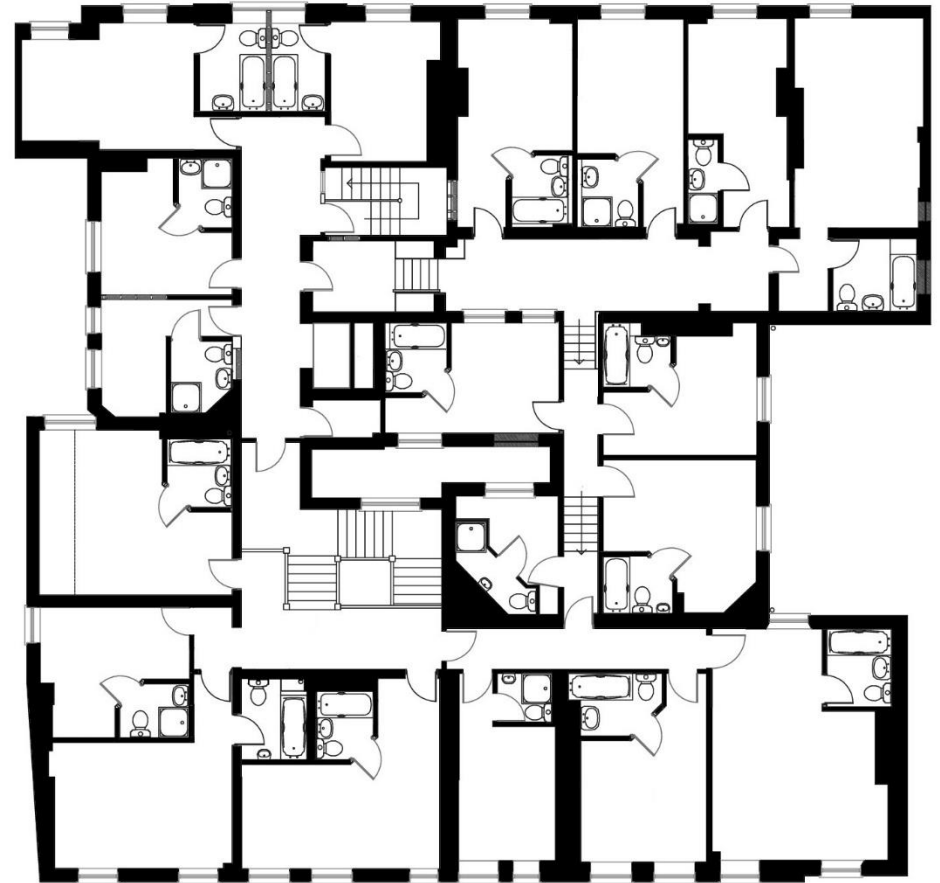
Ground Floor



First Floor



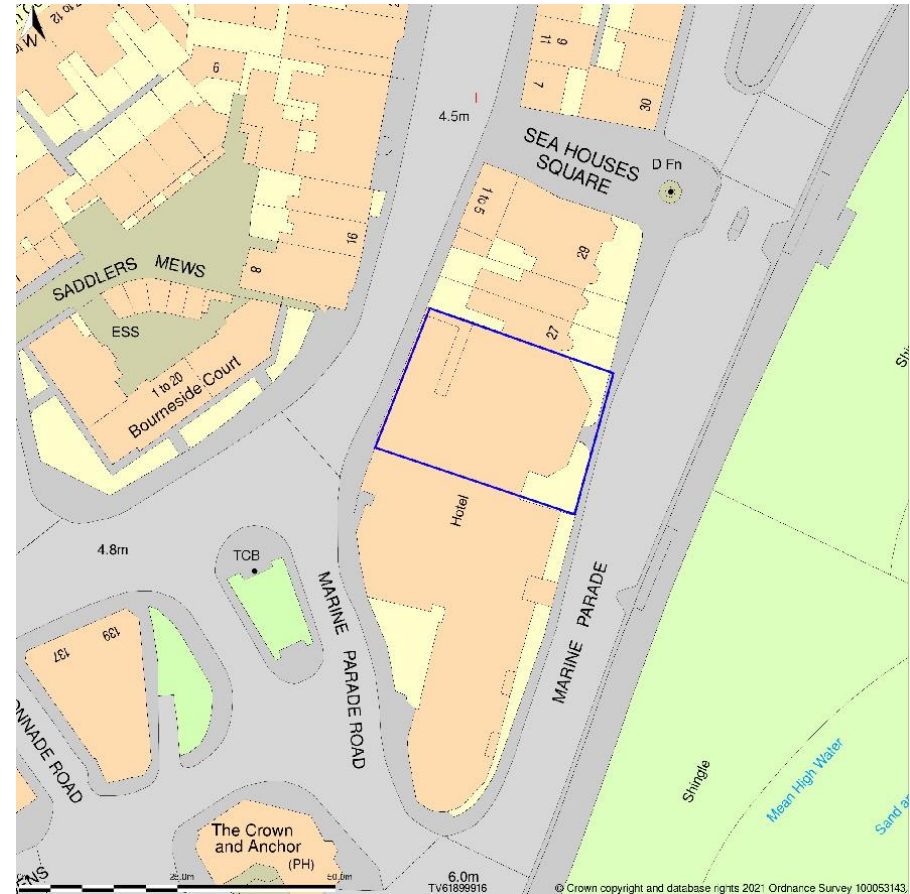
Second Floor



Rear View



Location Plan



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