



FOR SALE

The White House
6 Bedford Street, Brighton, BN2 1AN



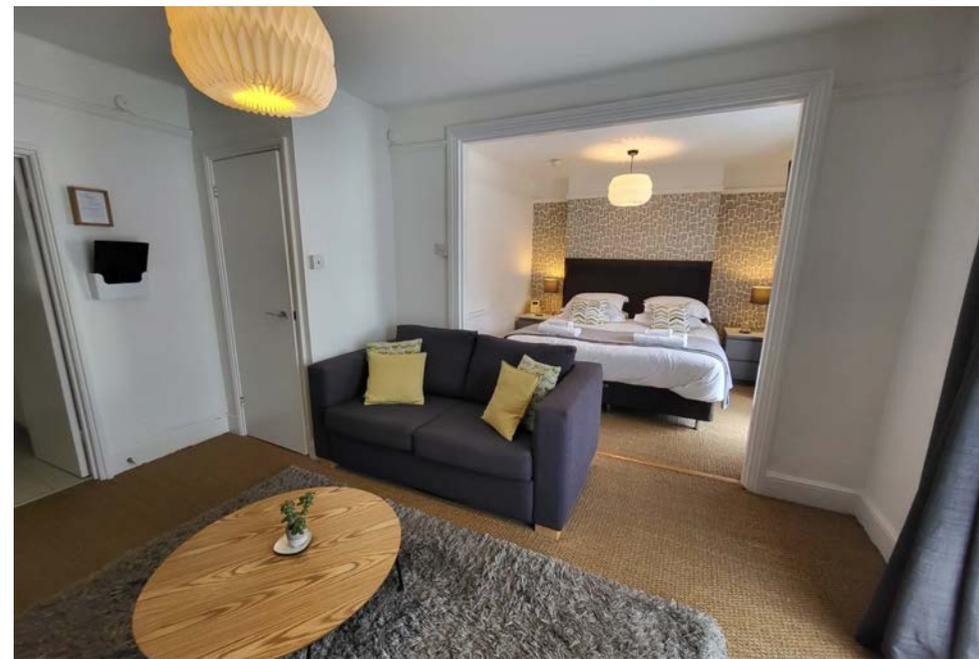
Key Features

- Boutique Bed and Breakfast
- Well established business
- 10 letting rooms
- Located just off seafront
- Near to Soho House
- Possible Air B&B investment
- Kemptown location
- Well presented throughout
- Strong trading history
- Video tour

Location & Situation

The property is situated on the western side of Bedford Street close to the diverse St James's Street and Edward Street. Bedford Street is not far from Brighton Pier, the seafront, Brighton Marina and Brighton Town Centre, which is a short walk to the west. The property is 1.2 miles from Brighton Train Station and 0.1 miles (0.06 km) from Pavilion Parade, which is the main road providing access to the A27 and A23.

Location pin (what3words) : aware.energy.else
<https://what3words.com/aware.energy.else>





Description & Accommodation

The property has traded as a bed and breakfast for 20 years by our clients who are now looking to retire from the industry. It is currently operated at arm's length with limited input allowing the owners to now live off site. It operates as a boutique accommodation offering and is well appointed throughout.

The property is an attractive period property arranged over 5 floors (inc lower ground floor) with an ornate balcony to the first floor.

The property benefits from a courtyard garden to the front.

The letting accommodation is arranged over the upper floors with a kitchen and breakfast room located on the lower ground floor.

There are 2 single letting rooms and 8 double/twin letting rooms.





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Rateable Value

Rateable Value 2017: £19,750.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

EPC

TBC.

Planning

The property has historically been used as a guesthouse, therefore we believe this would be classed as a C1.





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Tenure

Freehold.

Terms

For sale to be sold as a going concern with offers invited in the region of £1,350,000 (one million, three hundred and fifty thousand pounds).

Legal Fees

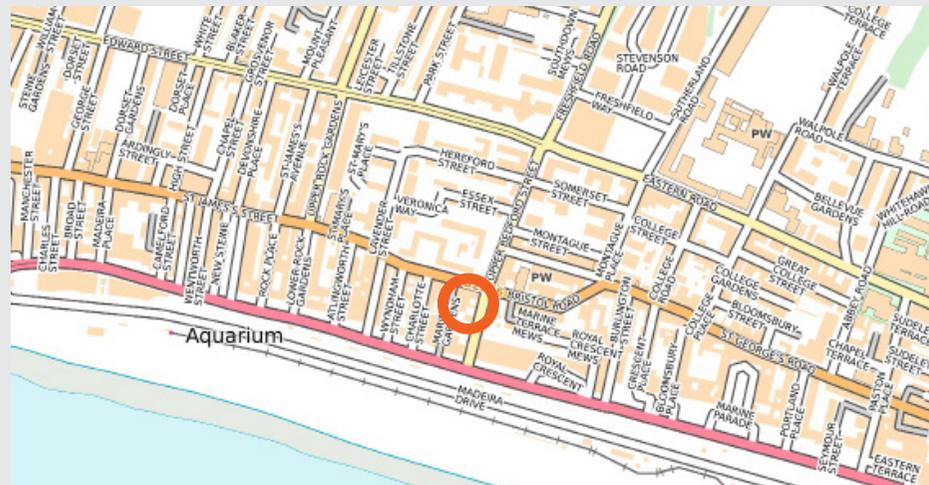
Each party to bear their own legal costs incurred.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



Further Information

Please contact the sole agents Flude Property Consultants:

Will Thomas
w.thomas@flude.com
01273 727070

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

September 2022

