



LEASE AVAILABLE

Brambletye Hotel & The Bram Bar
Brambletye Hotel, The Square, Forest Row, RH18 5EZ



Key Features

- Prominent village hotel, restaurant & bar
- Located on A22 link road between London and the South Coast
- Private rear car park
- 19 en suite letting rooms
- Conference room
- Additional 2 bedroom staff flat
- Large restaurant, bar outside terrace and garden
- Currently let with circa 2 years remaining
- Freehold sale - £1,695,000

Location

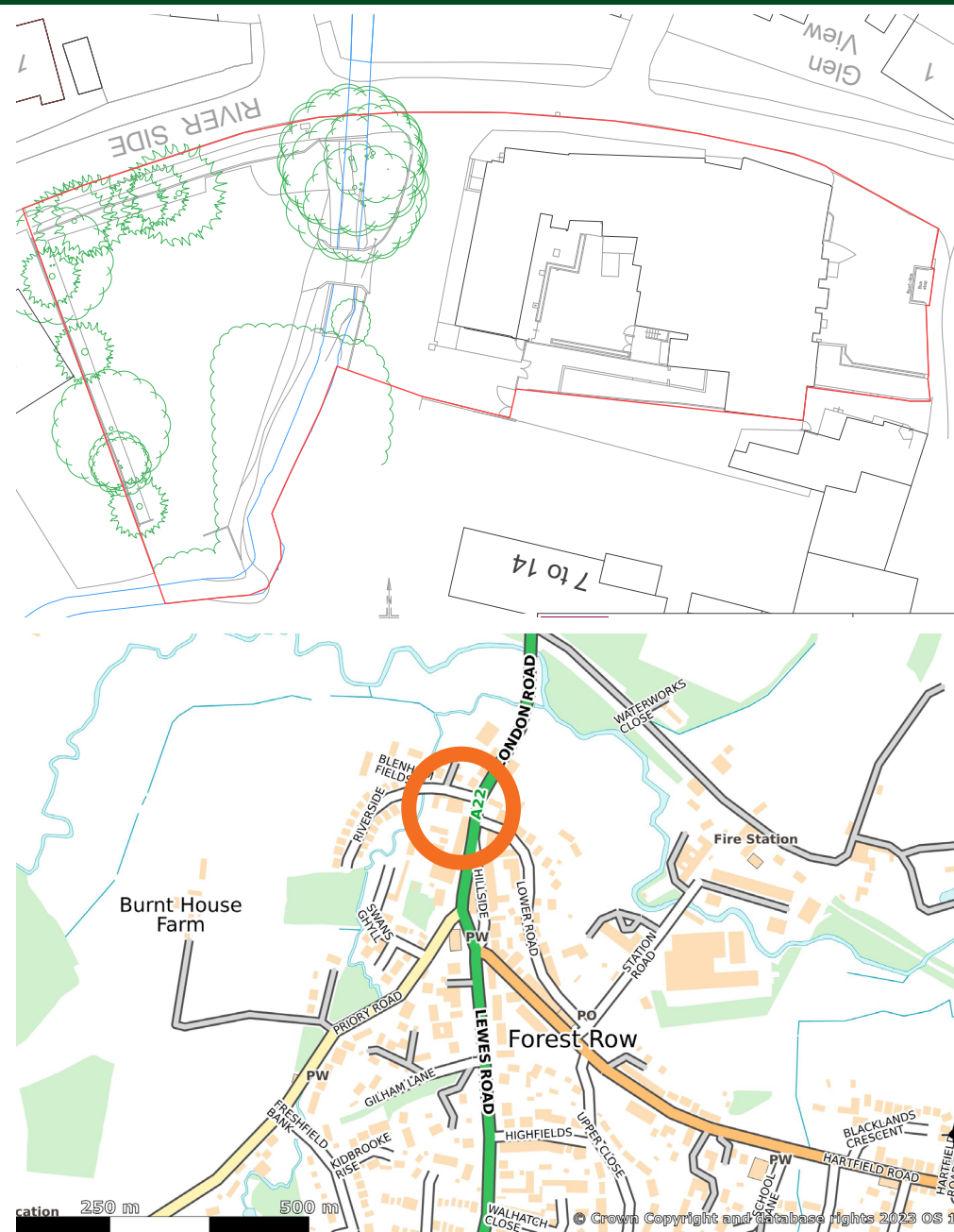
The hotel is located in the centre of the attractive Sussex village of Forest Row, set back on western side of the A22.

Forest Row is large village set within the Ashdown Forest just three miles south of East Grinstead.

The location offers close proximity to Gatwick Airport and a number of nearby attractions that include Hartfield which is home of Winnie the Pooh, Haver Castle and the Ashdown Forest which is a popular for walking.

Location pin (what3words) : [///modules.snacking.intruded](https://www.what3words.com/modules.snacking.intruded)

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Accommodation

The accommodation comprises of;

Ground Floor

Hotel reception area
Conference Room
The Bram Bar
221 Restaurant
Kitchen and store rooms
Ladies, Gents and DDA WCs
4 x double en suite letting rooms

First Floor

9 x Double/twin en suite rooms
3 X Suite rooms
Function Room
Gents and ladies WCs
3 x Office rooms

Second Floor

3 x double en suite letting rooms
Staff flat, which comprises of 2 bedrooms, kitchen, lounge and bathroom

Lower ground/Basement

Storage

External areas

Front and rear terraces
Car Park for 29 cars

Rateable Value

Rateable Value (2023): £35,000

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

EPC

We understand the property to have an EPC rating of C (54).

Planning

The property is and has traded as a hotel pub and restaurant for many years. We therefore assume C1 (Hotel) use class to apply, but all interested parties should make their own enquires with this regard.

The property is within the Forest Row conservation area.

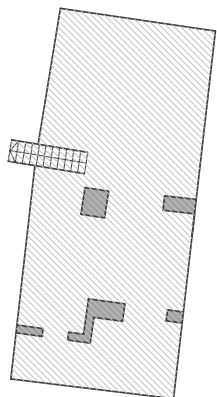


GROUND FLOOR PLAN





FIRST FLOOR PLAN



Existing Lower Ground Floor Plan



Existing First Floor Plan



SECOND FLOOR PLAN



Existing Second Floor Plan



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Tenure

Freehold.

Terms

For sale subject to lease dated 07/05/2010 for a 10 year term (expires 07/05/2025) which is inside the 1954 act, with 5 yearly reviews. There current annual rent is £60,000 per annum. Offers are invited in the region of £1,695,000.

The property is held by way of 2 land registry titles - ESX95800 & ESX74808.

Legal Fees & VAT

Each party to bear their own legal costs incurred.

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

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