



FOR SALE

46 Upper Rock Gardens
Brighton, East Sussex BN2 1QF

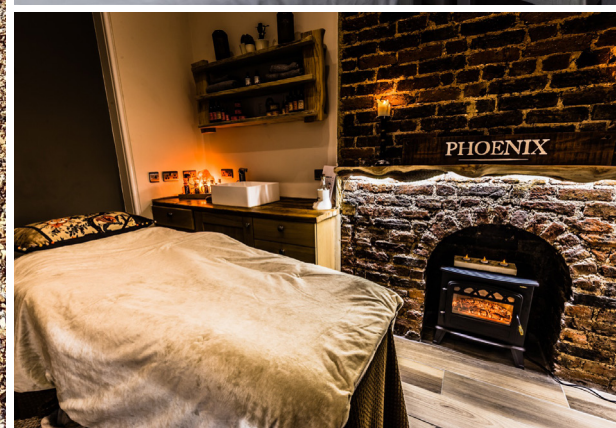
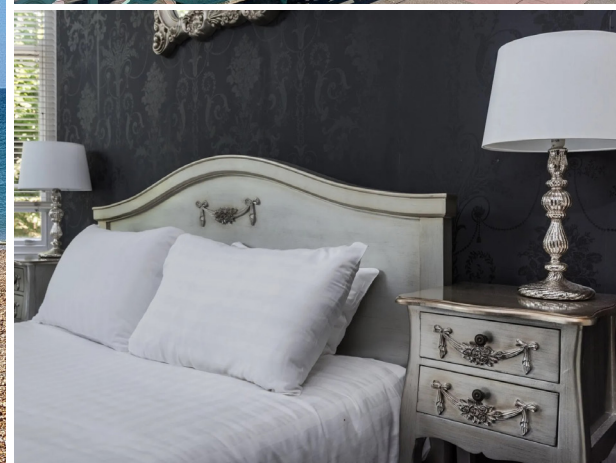


Key Features

- Brighton hotel For Sale
- Possibility to configure to self-contained holiday apartments
- 14 letting rooms + spa
- 2 garages to rear
- Close to the seafront and city centre
- Freehold - Offers invited at £1,275,000

Location

Introducing a truly remarkable opportunity to own a stunning 5-storey Edwardian building nestled on a picturesque tree-lined avenue in Upper Rock Gardens. This exceptional property offers an unbeatable location, just steps away from Brighton's most cherished landmarks, including the beach, Brighton Palace Pier, Sea Life Centre, Churchill Square Shopping Centre, the iconic Infamous Lanes, the bustling Conference Centre, and the recreational haven of Queens Park.



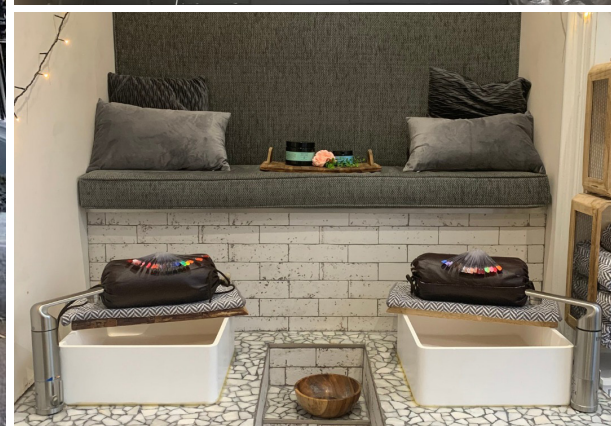


Opportunity

The current owners have given this building a comprehensive refurbishment, elevating its standard from 3 stars to an impressive 4-star rating. Recent enhancements include new flat roofs, boasting a 25-year guarantee, as well as the conversion of the former breakfast area into a highly regarded spa. This separate tenant entity has the highest online reputation for spas in all of Brighton. An incoming buyer has the option to retain the tenant or explore new possibilities for this space.

There is a total of 13 letting rooms, each offering a delightful blend of comfort and style. In addition there is a self-contained apartment suite with a private garden. The allure of this property extends beyond its exquisite interiors and at the rear, two sought-after garages await, providing secure parking options that are highly coveted in this prime location.

Don't miss this exclusive opportunity to own a piece of Brighton's history and hospitality. Embrace the potential and seize this chance to create a legacy in a city renowned for its charm and vibrancy.





Accommodation

Lower ground floor

Room 12 – Family en suite.

Letting suite or owners accommodation - Bedroom, lounge, bathroom, kitchen and courtyard.

Beauticians rooms which can be transferred into a letting room + en suite.

Storage cupboards.

Ground floor

Room 1 – Double en suite.

Room 1a – Double en suite.

First floor

Room 2 – Double en suite.

Room 3 – Triple en suite.

Room 4 – Double en suite.

Room 5 – Single.

Second floor

Room 6 – Triple en suite.

Room 7 – Triple en suite.

Room 8 – Single.

Shower room and WC – used by rooms 5 & 8.

Third floor

Room 9 – Double en suite.

Room 10 – Family Room.

Shower room and WC – used by rooms 9 & 10.





46 Upper Rock Gardens
Brighton, East Sussex BN2 1QF

Rateable Value

Rateable Value 2023: £21,500.

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

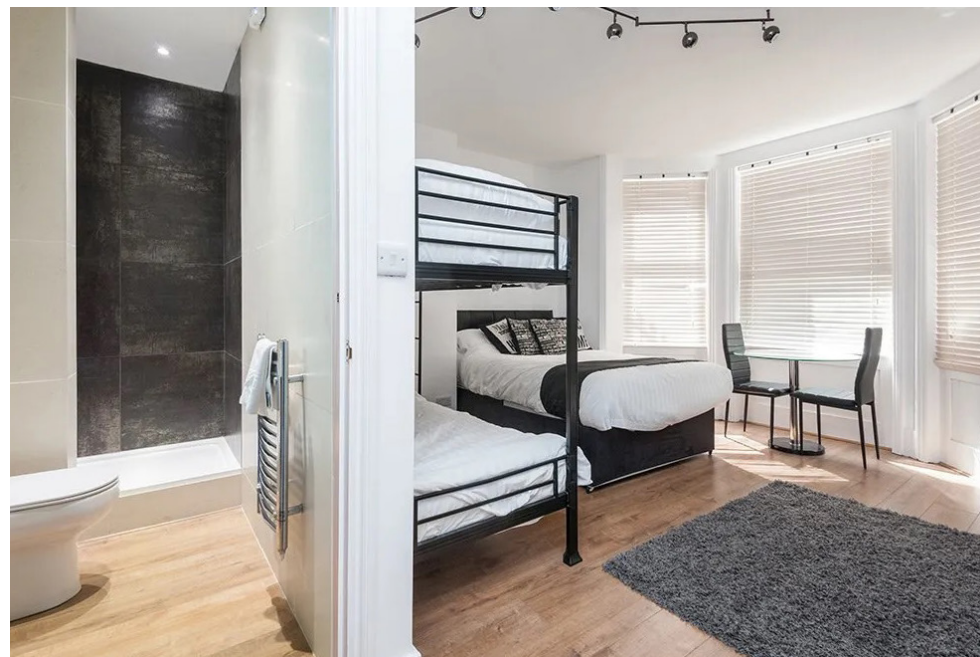
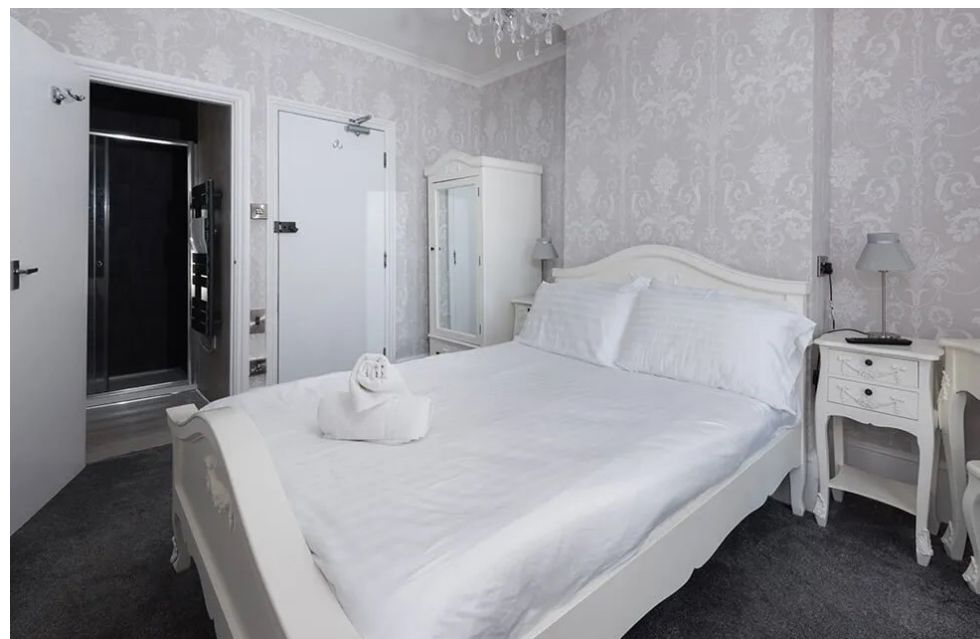
EPC

We understand the property to have an EPC rating of D (90).

Planning

The property is and has traded as a guest house/hotel many years. We therefore assume C1 (Hotel) use class to apply.

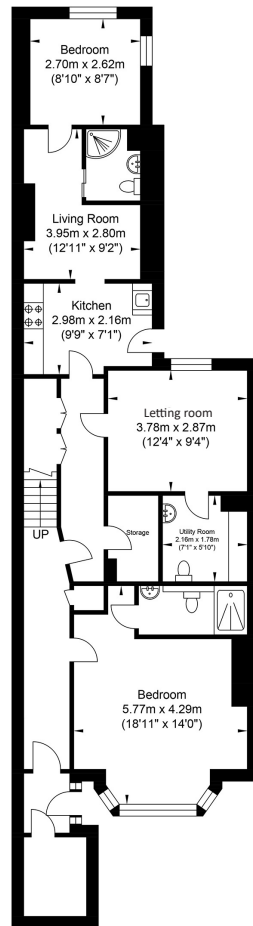
All interested parties should make their own enquires with this regard.



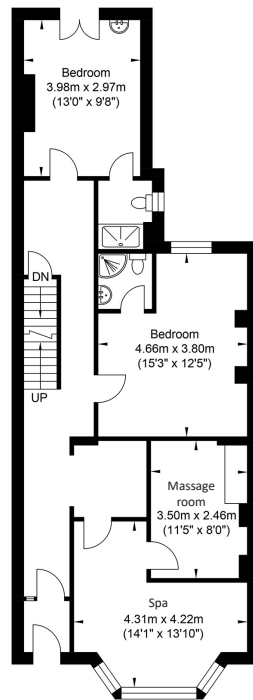


46 Upper Rock Gardens Brighton, East Sussex BN2 1QF

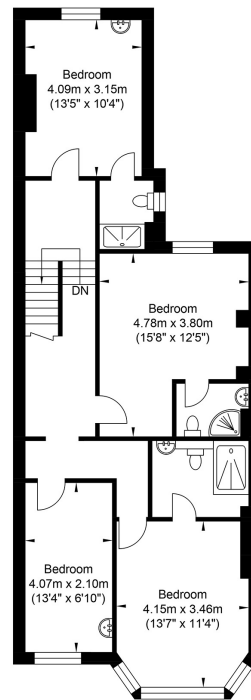
FLOOR PLAN For identification purposes only



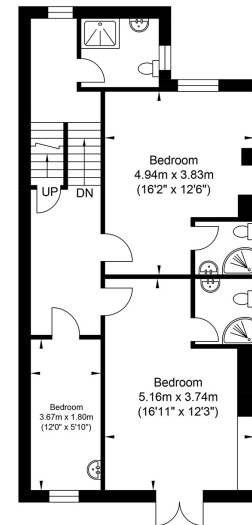
Lower Ground Floor
Approximate Floor Area
988.98 sq ft
(91.88 sq m)



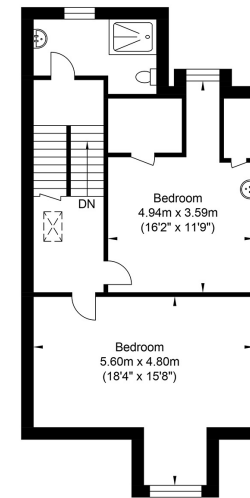
Ground Floor
Approximate Floor Area
841.09 sq ft
(78.14 sq m)



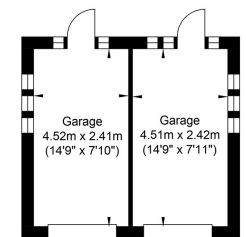
First Floor
Approximate Floor Area
843.02 sq ft
(78.32 sq m)



Second Floor
Approximate Floor Area
686.30 sq ft
(63.76 sq m)



Third Floor
Approximate Floor Area
601.59 sq ft
(55.89 sq m)



Garage
Approximate Floor Area
239.81 sq ft
(22.28 sq m)



Approximate Gross Internal Area = 390.27 sq m / 4200.83 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



46 Upper Rock Gardens
Brighton, East Sussex BN2 1QF

Tenure

Freehold.

Terms

For sale with vacant possession with offers invited in the region of £1,275,000.

The current spa operator would be happy to stay by way of a lease (to be agreed) at a rent of £6,000 per annum, but can also vacate if required.

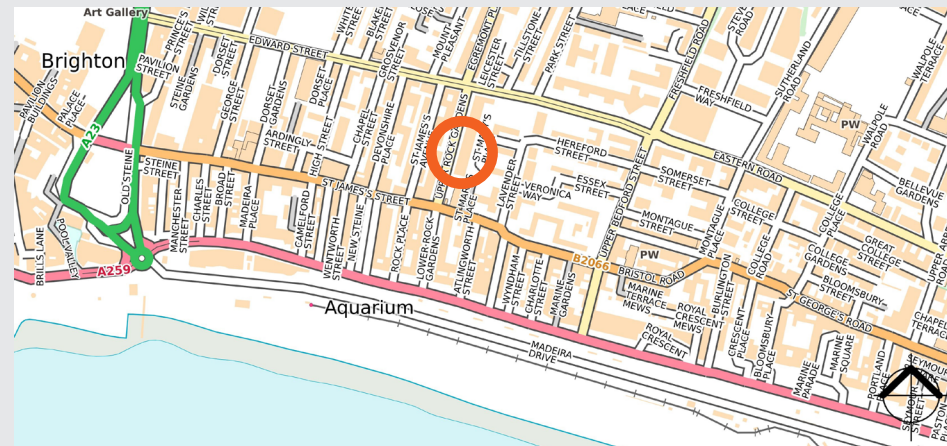
Legal Fees & VAT

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

Aaron Lees
a.lees@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.

