

FREEHOLD FOR SALE OR TO LET

BRIGHTON - WATERFRONT 33 BEDROOM HOTEL



THE LANES HOTEL, 70-72 MARINE PARADE, KEMPTOWN, BRIGHTON, BN2 1AE

- Substantial property in highly prominent seaside position
- Fully fitted and ready to trade with 33 x en-suite double bedrooms
- Car parking to front for 5 vehicles
- Licenced to sell alcohol from 10am until midnight every day
- Recent accounts show turnover of £700,000 (net of VAT)

[LOCATION PLAN](#)

[STREET VIEW](#)

**FOR SALE FREEHOLD WITH VACANT POSSESSION OR
NEW LEASE PREMIUM & RENTAL OFFERS INVITED
SUBJECT TO CONTRACT** - Sole selling/letting rights

CounL499

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Location

The property is situated within the area administered by Brighton & Hove City Council, in the heart of Kemptown on the eastern side of Brighton, approximately 1 mile east of the heart of Brighton City Centre. The hotel occupies a prominent corner position at the junction of Marine Parade (A259) and Charlotte Street, between Madeira Drive and Upper St James's Street. The property is close to Brighton Palace Pier, Brighton Beach and the city's extensive leisure and tourism attractions, with Brighton Marina also located nearby.

The location benefits from far-reaching views over Brighton Beach, with the sea-facing terrace and balconies overlooking the seafront. Brighton is a popular leisure destination attracting over 9 million visitors annually and is renowned for its vibrant city centre, historic landmarks, beaches, cultural attractions and events.

Brighton Railway Station provides regular services to London Victoria, with the fastest journey time being approximately 60 minutes. Gatwick Airport is approximately 30 minutes away by rail.

A location plan is attached.

Description

A substantial and attractive Grade II listed hotel comprising one end terrace and two terraced early 19th Century former residential properties, arranged over four storeys with lower ground floor. The property is constructed of brick and flint with part hung tile elevations beneath a pitched tiled roof incorporating dormer windows, with cast iron balconies to the front elevation and additional balconies to the central terrace building.

Internally, the building is arranged as follows:-

- Ground Floor:** Reception foyer, bar, breakfast/dining room providing approximately 20 covers, two interconnecting lounge areas and ancillary kitchens, washing-up area, pantry and customer WCs. The rear lounge areas can be sectioned off for private parties and functions. The breakfast/dining room and lounges benefit from far-reaching views over Brighton Beach and the English Channel.
- Lower Ground Floor:** Four en-suite letting bedrooms together with laundry, housekeeping/storage, maintenance and plant rooms.
- First to Fourth Floors:** 28 well-proportioned en-suite letting bedrooms, comprising a mixture of single, double and family rooms, with a number of rooms benefiting from balconies or Juliet balconies.
- External:** Private car park providing parking for five vehicles and a sea-facing terrace arranged for approximately 12 covers.

Please find set out below links to interior views of the rooms:-

[Family Room - Lower Ground Floor](#)

[Sea View Superior Room](#)

[Double Room - Lower Ground Floor](#)

[Sea View Cosy Double Room](#)

[Sea View Deluxe Double Room](#)

[Standard Double Room](#)

[Sea View Family Room](#)

[Standard Double Room](#)

[Sea View Balcony Room](#)

A site plan and internal layout plans are attached.

According to Nimbus Maps, the building footprint and site area are calculated to be:-

Building Footprint	312 sq m (3,355 sq ft)
Total Site Area	500 sq m (5,380 sq ft)

According to the property's EPC, the total approximate gross internal area is as follows:-

Total Site Area	1,442 sq m (15,515 sq ft)
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NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Services

We are advised that the property is connected to all mains services.

Licensing

It is understood that the property benefits from a Premises Licence permitting the sale of alcohol from 10:00am until 12:00 midnight everyday. The licence also permits the playing of recorded music during these times. All interested parties are to rely upon their own due diligence and make their own enquires of the local licencing authority.

Planning

It is understood that the property is Grade II listed and is situated within a conservation area and Article 4 Area.

Rating Assessment

The property is listed as a 'Hotel and Premises' with a rateable value of £102,500.

Basis of Sale / Letting

The entire property is available with vacant possession upon completion. Unconditional offers are invited for the freehold interest. The owner is also inviting rental offers for a new lease, all term to be negotiated. (VAT will be payable in addition to the purchase price / rent).

Viewings & Further Information

Prospective purchasers are requested to undertake an external or discreet customer inspection in the first instance. For further information and to arrange a viewing please contact Panayiotis Themistocli on either tel. 07973 856 232 or email. panayiotis.themistocli@agg.uk.com.

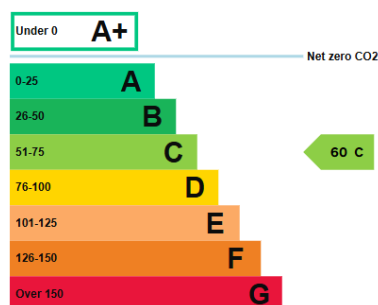
EPC

The property has an EPC rating of "C" (80). [Link to EPC](#)

The Lanes Hotel 70-72 Marine Parade BRIGHTON BN2 1AE		Energy rating C
Valid until 11 November 2034	Certificate number 7220-0296-0038-3090-0443	
Property type	Hotels	
Total floor area	1,442 square metres	

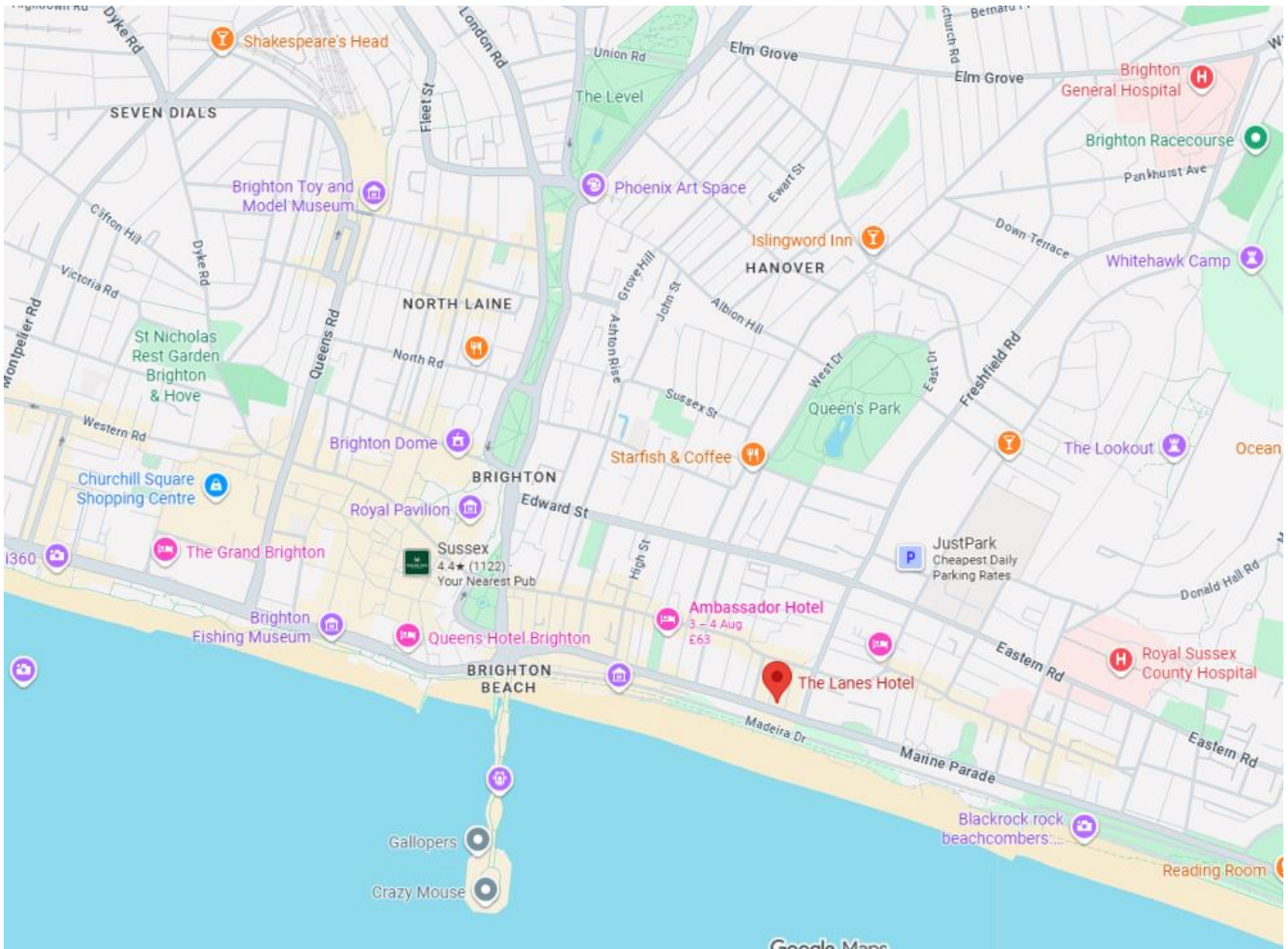
Energy rating and score

This property's energy rating is C.



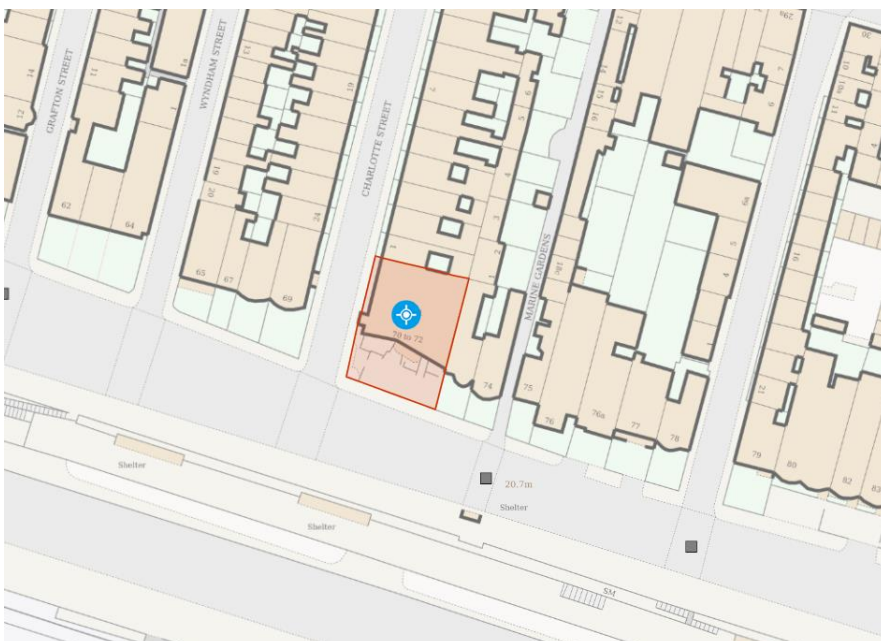
Properties get a rating from A+ (best) to G (worst) and a score.

Location Plan



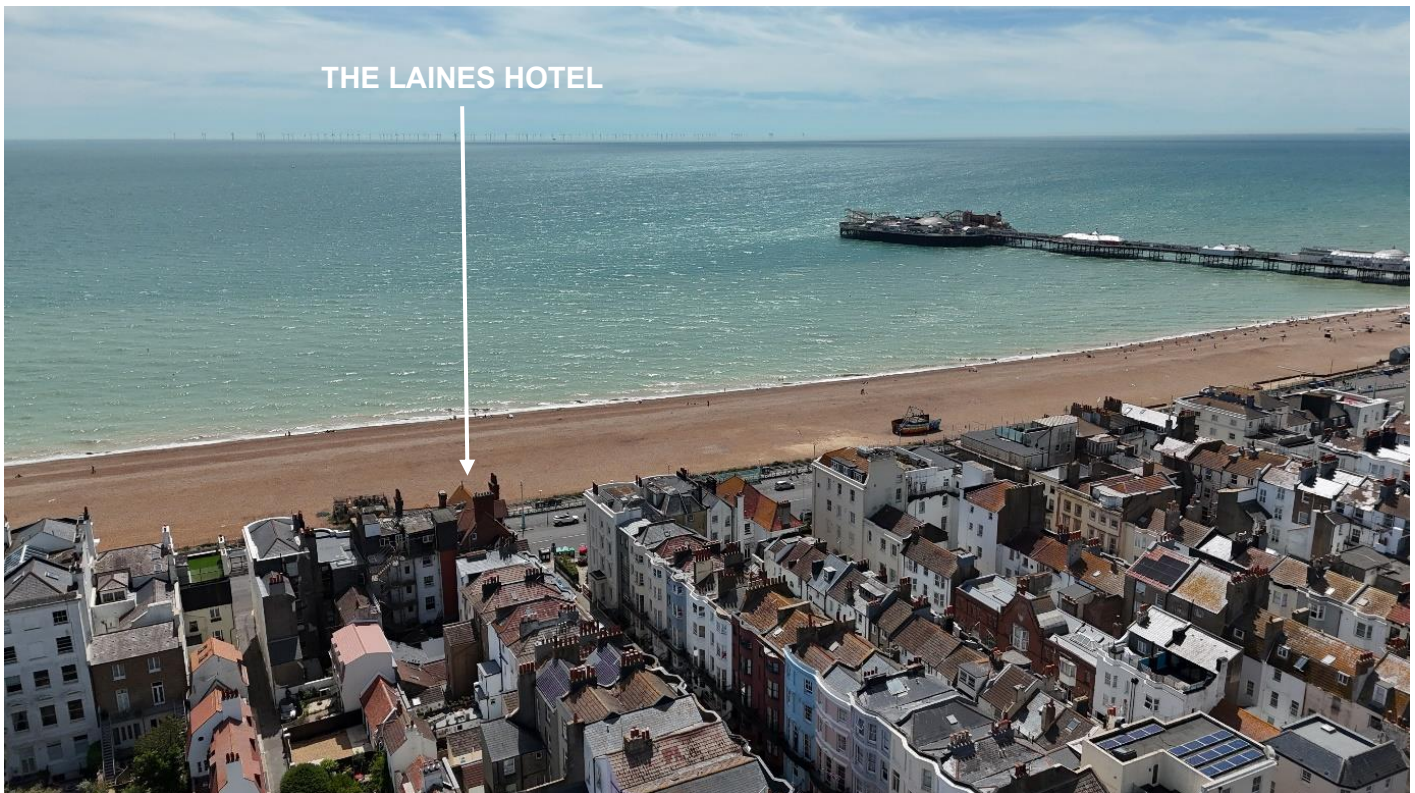
Source: Google Maps. Not to scale - Provided for indicative purposes only.

Site Plan



Source: Nimbus Maps. Not to scale - Provided for indicative purposes only.

Additional Photos



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Floor Plans



Lower Ground Floor
207.6 sq m / 2260 sq ft

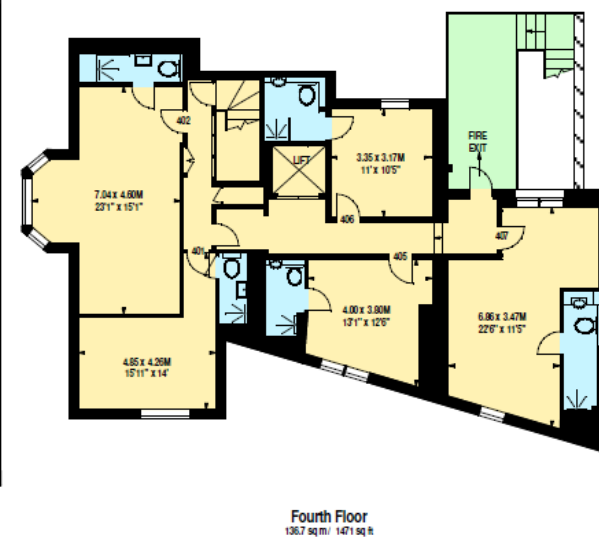


Ground Floor
262.5 sq m / 2826 sq ft



First Floor
208.2 sq m / 2241 sq ft

Floor Plans



Not to scale - Provided for indicative purposes only.

NB:- All red lines drawn on this brochure are provided for indicative purposes only.