

# RAILWORKS



43a/43b Providence Street, Brighton, BN1 4GE

On the instructions of FRP Advisory Trading Limited  
- Joint Fixed Charge Receivers

FREEHOLD ASKING PRICE OIEO £1,500,000





## Key Highlights

- Short term let accommodation in Brighton
- 14 en suite bedrooms
- Two ground floor communal kitchens
- Central city location
- Closed business with vacant possession provided on completion
- Energy Rating B



## The Opportunity

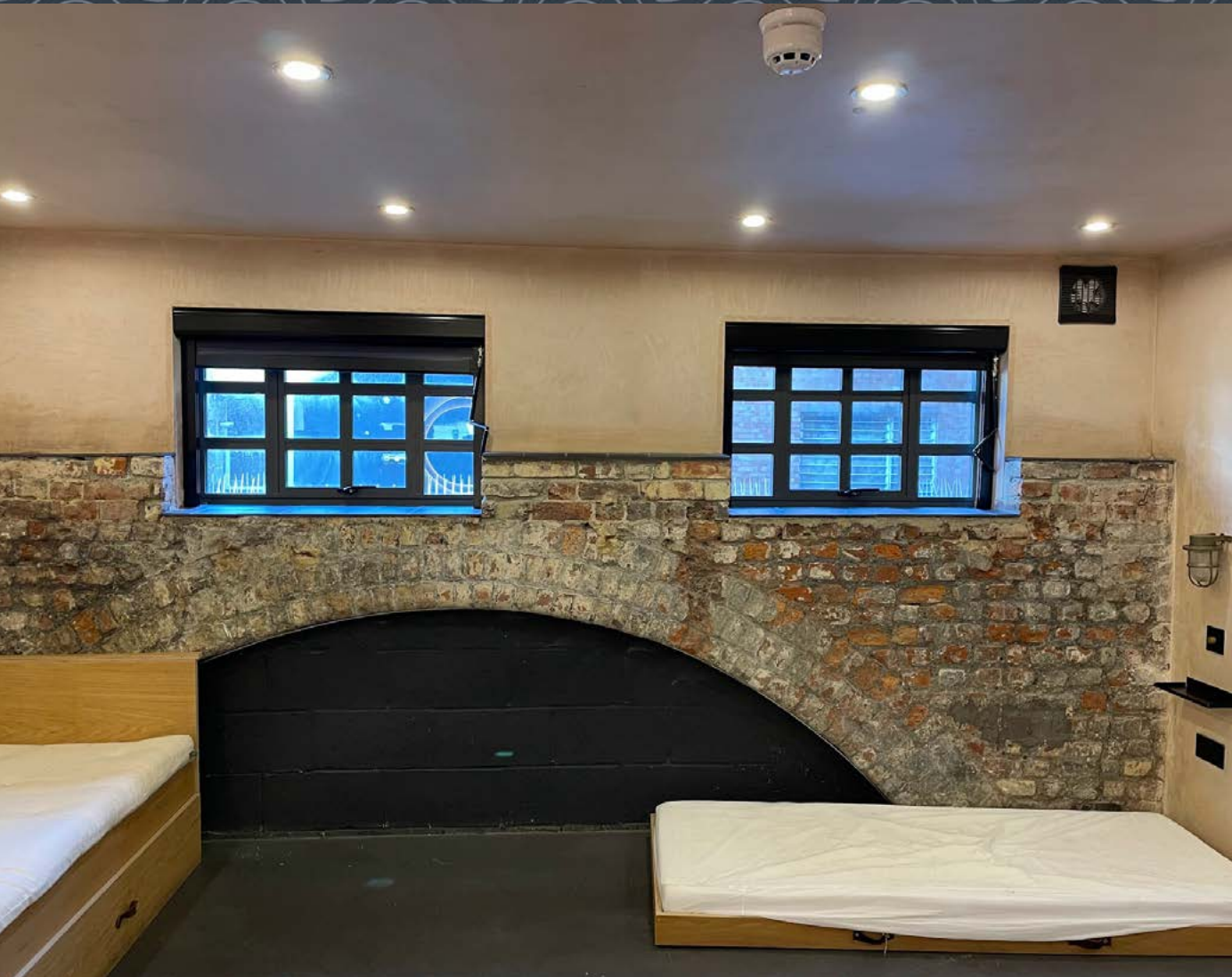
The property is being sold with full vacant possession and is currently closed. Prior to closure in late 2022, the business traded profitably and serviced both the corporate and larger party groups.

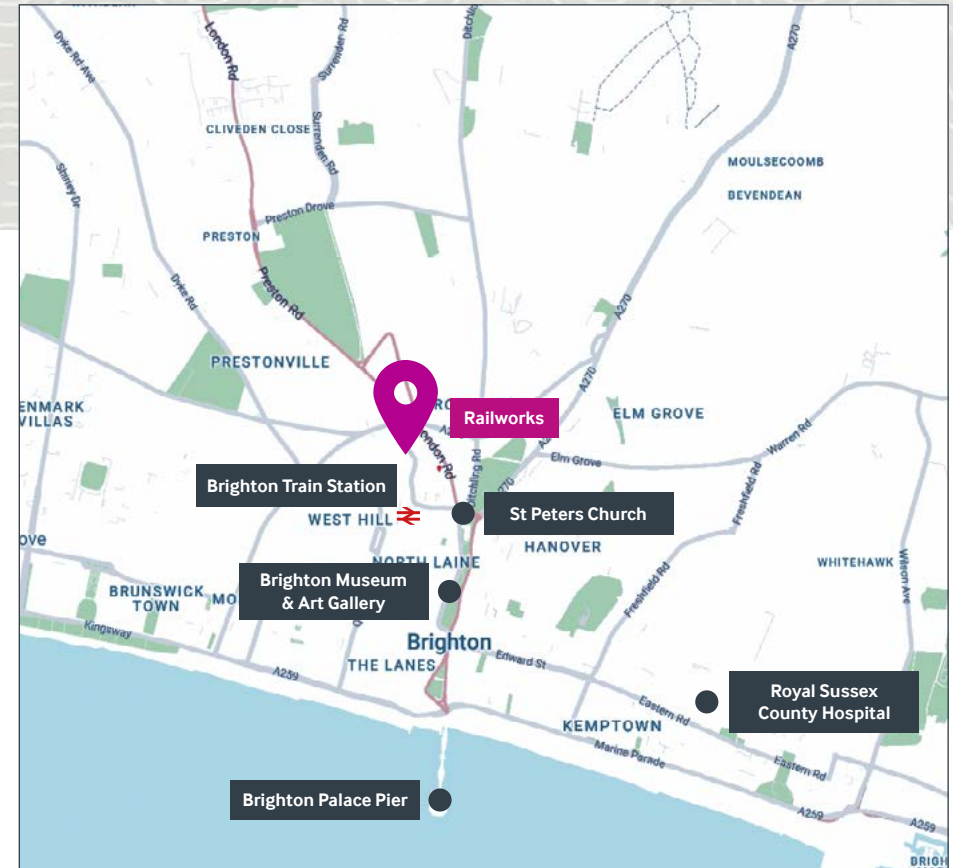
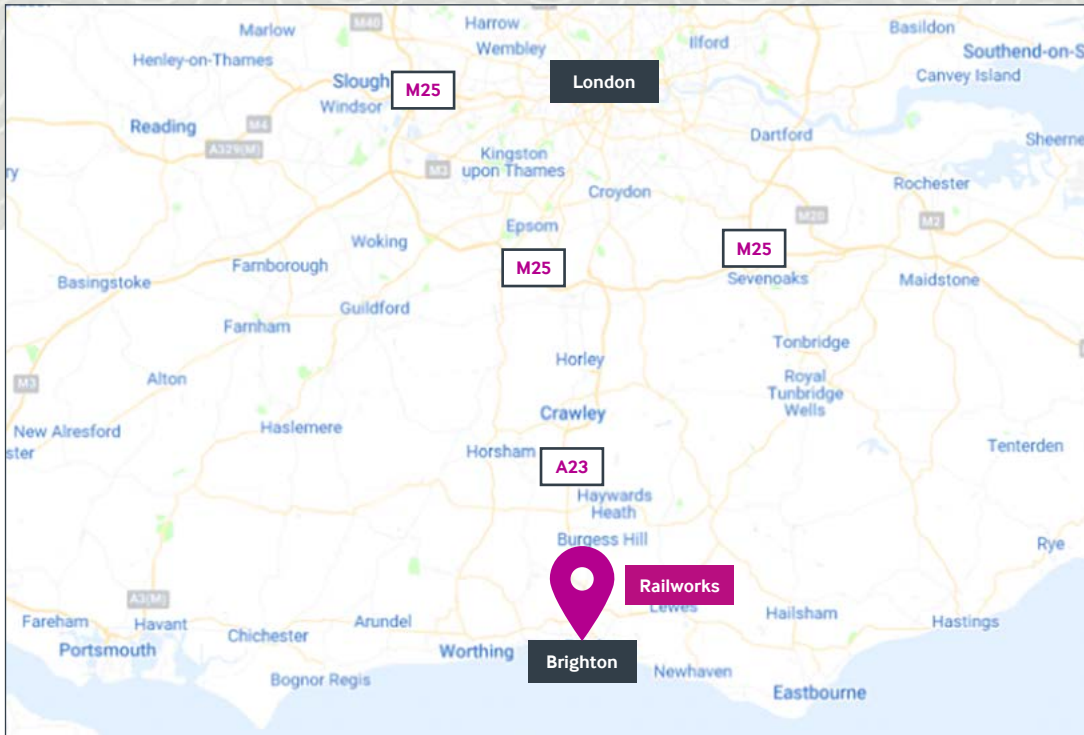
There is strong demand for short stay accommodation in Brighton which can offer investors higher yields in comparison to properties let on longer term tenancies.

## The Description

The property forms part of an irregular terrace of buildings, west facing in a mix of uses, near St. Bartholomew's Church, close to the junction of Providence Place with Ann Street.

The gross internal area (GIA) of the property is approximately 485.83 sq m (5,230 sq).





## Location

The property has excellent access to the A23 and A27 trunk roads, which lead in turn to the M23 and M25 motorways and the national network beyond. Brighton's mainline railway

station is under half a mile to the west of the property, less than ten minutes' walk, providing regular direct services to London Victoria in around an hour at peak times.



## Fixtures & Fittings

Non fixed items and equipment including beds, televisions, mirrors, fridges and ovens have been removed from the property.

## Ground Floor

The ground floor in both properties comprise an entrance lobby, accessible WC and two large communal kitchens. The ovens and fridges have been removed from the kitchens.

## Other Floors

The first, second and third floors feature two double bedrooms, with bespoke bench seating. On these levels each bedroom has a large walk-in wet-room style shower.

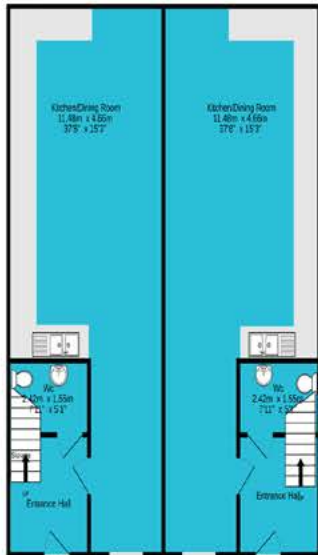
On the fourth floors, there are two large double bedrooms with jacuzzi baths.

## Planning Permission

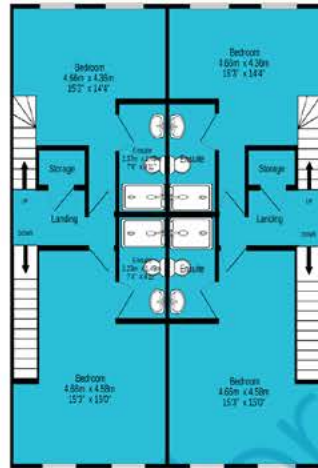
We have been advised the property has a Sui Generis Use Class.

# Floor Plans

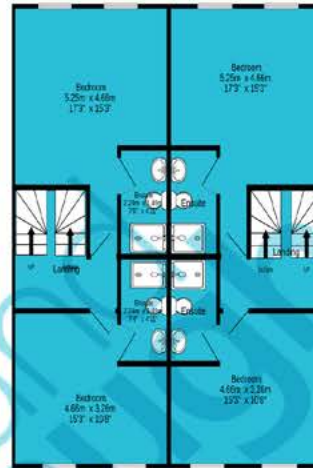
Ground Floor



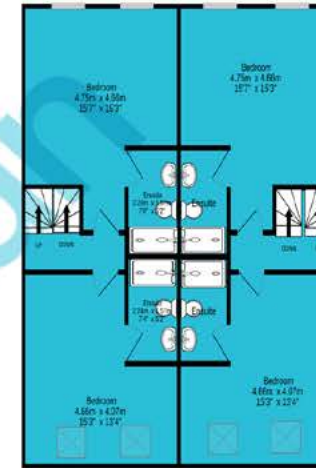
First Floor



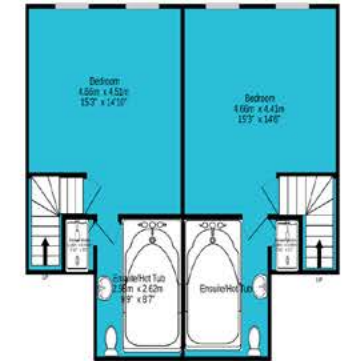
Second Floor



Third Floor



Fourth Floor





## Trading information

The business has ceased trading in late 2022. Historic trading information is available. However, no warranties, indemnities or guarantees will be provided in respect to this historic trading information as it predates the Receiver's being appointed on the sale of the property. This trading data will be provided for information purposes only and should not be relied upon in conjunction with the sale of the property.

## Business Rates

Rateable Value 43a - Providence Place: From December 2019 £22,500

Rateable Value 43b - Providence Place: From December 2019 £22,500





## CONTACT

No direct approaches are to be made to the hotel or its staff. All requests for viewings to be made via Christie & Co.

**Ed Bellfield**  
**Regional Director - Hotels**  
**T: (0) 7713 061 171**  
**E: [ed.bellfield@christie.com](mailto:ed.bellfield@christie.com)**

### CONDITIONS OF THESE PARTICULARS

These sales particulars are prepared as a general guide to the property (which expression includes business and trade content, if any, included in the sale) for the convenience of a prospective purchaser or tenant (an "acquirer") and are intended for business people familiar with commercial transactions. If you are not sure that you fit this description you should take relevant independent advice before proceeding further. Christie & Co ("the Agent") for themselves and for the vendors, owners or landlords of the property (together the "Client") whose agents Christie & Co are, give notice that: (a) These particulars are made without responsibility on the part of the Agent or the Client; they do not obviate the need to make appropriate searches, enquiries and inspections, nor do they constitute any part of an offer or contract, and statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy himself, by inspection or otherwise, as to their correctness and any error, omission or misdescription therein shall not affect or annul the sale or be grounds for rescission or compensation; (b) The Client does not make or give, and neither The Agent, nor any of their employees has any authority to make or give, any representation or warranty whatsoever in relation to the property; (c) The Agent has not carried out a detailed survey, nor tested the services, appliances and specific fittings; (d) Dimensions (where given) are approximate and should be verified by an acquirer; and (e) Any accounts or financial statements or registration information provided to an acquirer are provided on behalf of the Client by The Agent, who cannot therefore offer any guarantee of their completeness or accuracy, and accordingly shall not be liable for any loss, damage, cost, expenses or other claims for compensation arising from inaccuracies or omissions therein. These details were believed to be correct at the date of publication but their accuracy is not guaranteed. Subject to contract. Copyright reserved The Agent, February 2023.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26 June 2017. This now requires us to conduct due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence.

