



Alexander's

Ref: 8846269

2 Carlisle Parade, Hastings, TN34 1JG

Leasehold: £225,000, Annual Rent: £11,000

Fine seafront hotel/guesthouse

13 ensuite guest bedrooms

Very well presented throughout

Minutes from beach and pier

Rare leasehold opportunity

Energy Rating C



The Hastings Hotel is a fine seafront property with 13 guests bedrooms laid out over six floors.

Location

Alexander's is conveniently located just off Hastings seafront and a short distance from the pier, town centre and railway station. Hastings is a long standing popular seaside town in the county of East Sussex, popular with visitors from surrounding counties, further afield in the UK and overseas tourists.

The town is well served with good road routes along the coast and northwards to the M25, London and beyond. The mainline railway station offers regular services into London, making Hastings particularly popular with those from the capital.

Ground Floor

Guest lounge, cloakroom and breakfast/dining room.

Other Floors

At basement level is the owners/manager's bedroom, good size kitchen, laundry room and various store rooms.



Letting Accommodation

Guest bedrooms are located over first, second, third and fourth floors. On each of the first three floors there are four ensuite bedrooms, and on the fourth floor one ensuite bedroom and the boiler room.





Fixtures & Fittings

All of the trade fixtures and fittings are included in the asking price, with the exception of any personal items.

Staff

The business is currently owner operated with the support of a resident manager and a small team of part time support.

The Opportunity

Alexander's has been under the current stewardship for around 18 years, during which the business has built a great reputation for comfortable accommodation and a friendly welcome.

The property has been well maintained and upgraded as and when necessary. With the current owners wishing to retire, there is a great opportunity for new ownership.



Trading Information

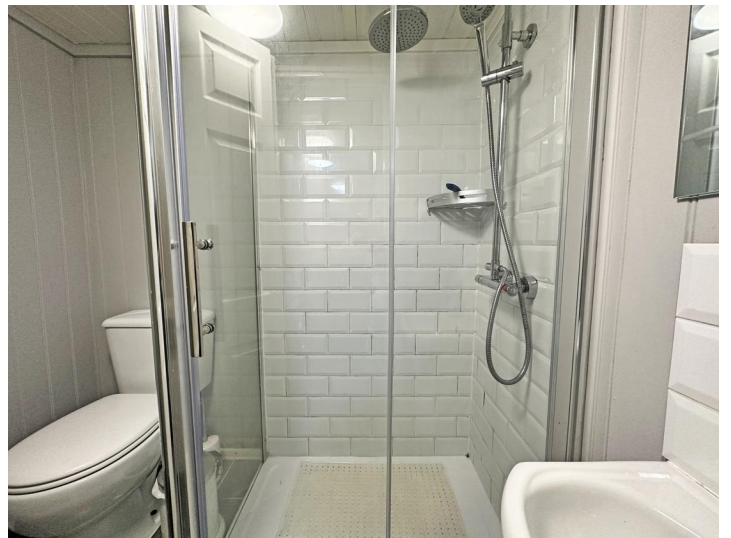
Trading profit & loss accounts provided by our client show that turnover for the year ended 31 March 2023 were £164,570. The business is able to demonstrate an excellent EBITDA. Full detailed accounts can be provided after a formal viewing.

Tenure

The property is currently held on a lease for a period of 15 years.

Business Rates

The rateable value of the property effective from 1 April 2023 is £10,500.





These drawings have been made to assist the property owner in their compliance with the Building Regulations. They are not to be used for any other purpose without the consent of Baker.Lie. The drawings are provided on an 'as is' basis and Baker.Lie does not accept any liability for any errors or omissions. The drawings are provided for information only and do not constitute an offer of any service. Baker.Lie is not responsible for any errors or omissions in the drawings. The drawings are provided for information only and do not constitute an offer of any service. Baker.Lie is not responsible for any errors or omissions in the drawings.

DO NOT SCALE THE DRAWING

Drawing Key

Rev	Date	Amendments

Baker.Lie
 Tel: 01454 678005
 info@bakerlie.com
 www.bakerlie.com

Project: Floor Plans

Alexanders Hotel
 2 Carlton Parade
 Hastings
 TN34 1JD

Drawing No: 8888-20-JNL-20
 Drawing Title: Floor Plan
 Drawing Date: 2022
 Drawing Size: @A1



Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

Simon Jackaman

Director

M:+44 7860 189 708

E:simon.jackaman@christie.com

Ipswich



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189