



Eastbourne Riviera Hotel

Ref: 8846275

26 Marine Parade, Eastbourne, BN22 7AY

Freehold: £2,490,000

Prominent seafront hotel

37 ensuite bedrooms

Generous well-presented common areas

Direct road frontage front and rear

Internal viewing is highly recommended

Energy Rating C



A prominent three-storey period property at the heart of the Eastbourne seafront area. The current owner has invested heavily in the property when they purchased it and have maintained it to a high level since.

The hotel does not work with coach clients, and only accepts individual customers, both from the UK and from other European and non-European countries.

Location

Eastbourne is a popular seaside resort on the East Sussex coast. The resort was established during Victorian times and maintains much of its character today, particularly along the seafront, which is a conservation area.

The town has a good transport infrastructure with a mainline rail service to London (via Gatwick) with a journey time of approximately one hour and 30 minutes. Road connections include the A22 for routes to Lewes and Tunbridge Wells, the A27 to Brighton, and the A259 Hastings and Folkestone to Honiton coastal road.

The hotel is located in a prominent position on Eastbourne seafront overlooking the beach, a short distance from Eastbourne Pier and in close proximity to the town centre's main shopping area.

The hotel has road access both from the front, via the Marine Parade and rear, which is quite rare to find.



Ground Floor

Entrance from the Marine Parade into an impressive large open space, which comprises of a combined reception and bar area, residents' lounge and dining areas, further overflow dining area, main central staircase and passenger lift. The hotel restaurant can accommodate up to 140 diners.

The hotel's kitchen meets all the requirements of Health and Safety and is fitted with modern equipment.

There is a further room to the rear of the property, which has direct access off Seaside Road with a customer toilet and own bar. This room could provide income as a restaurant or retail space, should the owner wish to explore this. The room is currently used for conferences for up to 30 guests.



Other Floors

The basement level is well cared for and consists of storage and other rooms, including the boiler, laundry, sauna, massage room, gym and wine cellar.

Letting Accommodation

The hotel has 37 ensuite guest bedrooms over first and second floors:

First floor - 13 double/twin/family rooms and five single rooms.

Second floor - 11 double/twin/family rooms and eight single rooms.

Fixtures & Fittings

The trade fixtures and fittings are included in the asking price.

Owner's Accommodation

If desired, the owner can equip one/two rooms in the basement for staff accommodation.

External Details

To the front of the property there is a very pleasant patio area.

The Opportunity

Eastbourne Riviera Hotel has been in the current ownership for over 15 years, having undergone significant refurbishment that has been well maintained since.

The owner is now looking to retire.

Business Rates

The rateable value for the property from 1 April 2023 is £26,000. This is not what you will pay in business rates, but the Local Authority uses the rateable value to calculate what business rates are payable.

Tenure

Freehold.



Staff

The hotel is currently run by the owning family, along with the support of a team of full time, part time and seasonal staff.

Trading Information

Accounts for the year ending 1 October 2022 show annual sales of £365,301 and there is ample scope to increase trade should a new owner wish to do so.

More detailed trading data can be provided to interested parties following a formal viewing.





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:

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Ipswich



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