



Hastings House

Ref: 8846276

9 Warrior Square, St Leonards on Sea, TN37 6BA

Freehold: £999,999

Superb 5 star boutique hotel/guest house

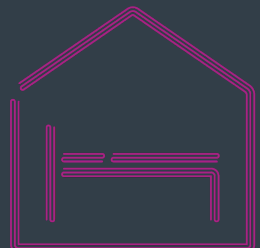
Fine seafront and sea views

7 en suite guest bedrooms

Owners apartment

Beautifully appointed throughout

Energy Rating C



This is a very impressive Regency style terraced property, arranged over five floors in a Conservation Area, although the building itself is not Listed.

The property has had a great deal of effort refurbishing it to an extremely high standard throughout, maintaining many of the building's original features, yet with the benefit of modern day luxury.

Accommodation comprises seven en suite guest bedrooms, plus an owner's apartment on the lower ground floor. This room could be adapted to provide further guest bedrooms, should the owners decide to live off site.

The property benefits from gas fired central heating, double glazed UPVC windows to the rear, refurbished original windows to the front, CCTV system on the ground floor and a number of other 5 Star features.

Location

Situated just off the seafront in the popular East Sussex resort town of St Leonards-on-Sea.

Well served by major road routes, namely the A259 coast road and the A21 London Road, which continues northwards to the M25 and London. There are good train services to London, with stations at Hastings, West St Leonards and St Leonards Warrior Square.

Ground Floor

Ground floor:

On the ground floor there is an entrance vestibule, entrance hall, reception area, residents' lounge/ dining room with bar area, kitchen, beautifully fitted with a range of high quality units including a six burner hob cooker with hotplate.

Other Floors

First floor:

Bedroom 1 – double en suite, bedroom 2 – double en suite, bedroom 3 – double en suite, cloakroom.

Second floor:

Bedroom 4 – double en suite, bedroom 5 – double en suite.

Third floor:

Bedroom 6 – double en suite, bedroom 7 – double en suite.

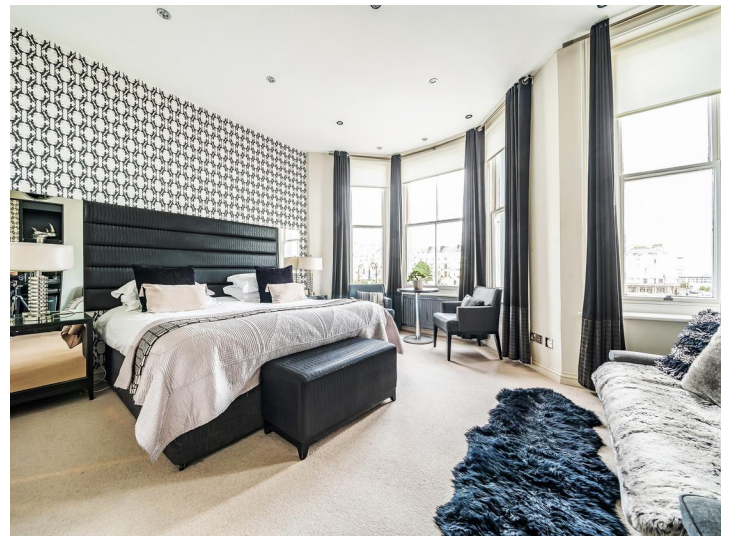


Fixtures & Fittings

Trade fixtures and fittings are included in the asking price. Personal items and some artwork will not be included.

External Details

Decked courtyard patio, also giving access to the road to the rear and steps down to the lower courtyard, which gives access to the utility/laundry room.



Staff

Presently run by the owner with the assistance of a small team of staff. The business is such that it could easily be fully staff run or be a full hands on owner run business.

Trading Information

Trading information will be made available to seriously interested parties following a formal viewing.

Business Rates

The rateable value for the property from 1 April 2023 is £7,000. 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.

The Opportunity

The hotel has good levels of occupancy and repeat business from both leisure and commercial residents. It has an excellent reputation, including TripAdvisor, where it has the highest number positive feedback of all comparable businesses in St Leonards and Hastings, which gives the new owner an exceptionally good platform to work from.

Currently, formal dining is not offered but this could be provided, further increasing revenues. Until recently, Hastings House has been a Visit England '5 Star' Gold Award accredited business and although they no longer subscribe to this accreditation process, we feel nothing has changed at the business that would prevent attaining the award again.

Regulatory

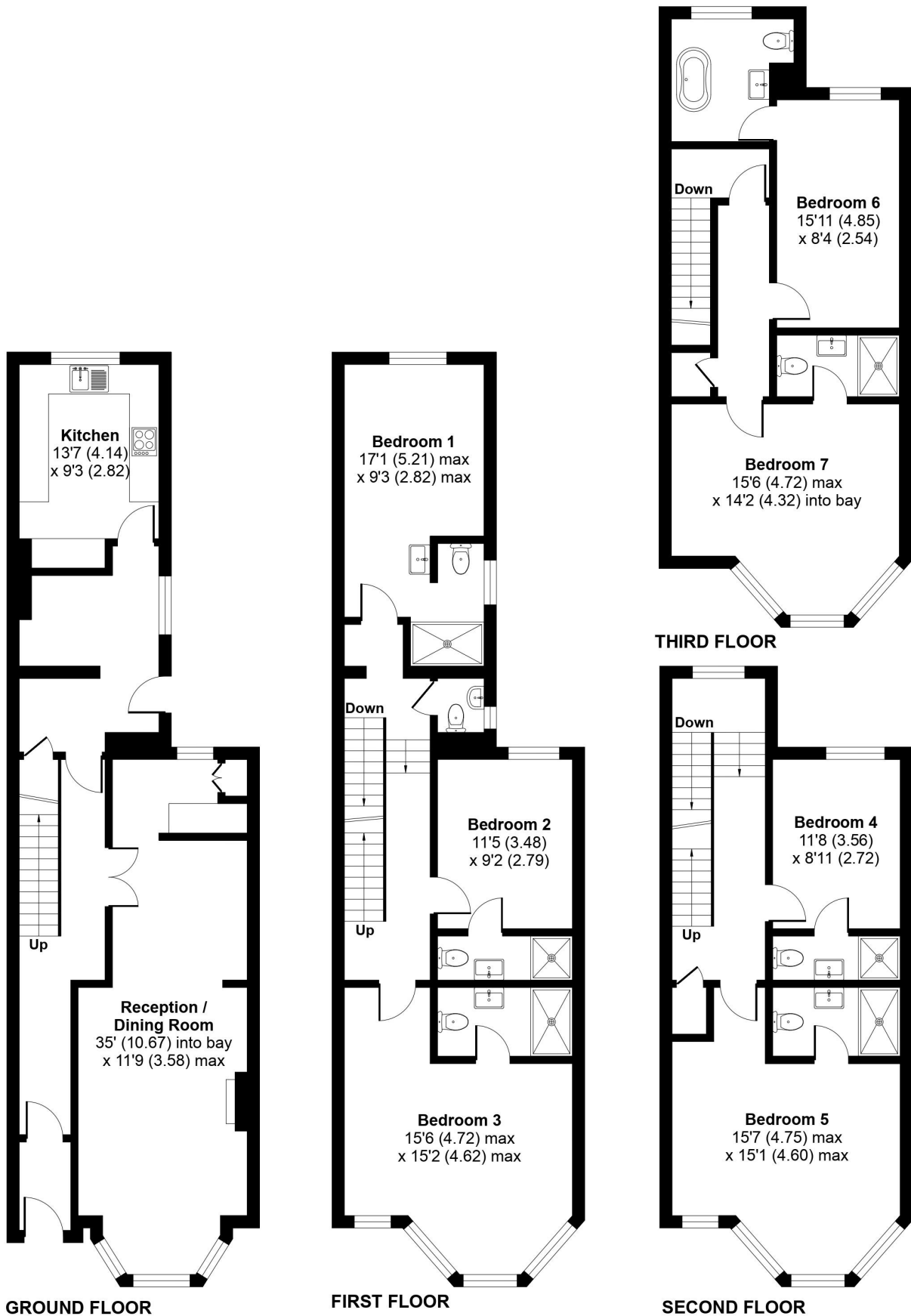
Premises Licence.



Hastings House, Warrior Square, St. Leonards-on-Sea, TN37

Approximate Area = 2636 sq ft / 244.8 sq m

For identification only - Not to scale



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Christie, Owen & Davies Ltd (T/A Christie & Co). REF: 1060167

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



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.



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