



The Brickwall Hotel & Restaurant

Ref: 8846247

The Green, Sedlescombe, TN33 0QA

Freehold: £1,599,999

Delightful country house hotel & restaurant

24 ensuite guest bedrooms

Restaurant & Garden Room with 130 covers

Bar & lounge

Detached owner/staff accommodation

Customer parking. Energy Rating D



The hotel is a charming Tudor mansion style property dating back to the 16th Century with later extensions, originally built for the local ironmaster. With its mellowed brick elevations under a plain tiled roof, it really is one of the most prominent and significant buildings in the centre of this village.

Location

The Brickwall Hotel overlooks the pretty award-winning village green at Sedlescombe near Battle, in the heart of the High Weald Area of Outstanding Beauty in East Sussex. The village is located on the B2244, just off the A21 that connects London to Hastings and within easy reach of Hastings (six miles), Rye (11 miles), Tenterden (11 miles), Tunbridge Wells (22 miles) and the M25 (36 miles).

Battle (four miles) is a very popular tourist destination being the site of the Battle of Hastings. Battle Abbey was founded to commemorate the Battle and dedicated in 1095.

Internal Details

The hotel offers 24 guest bedrooms, a stunning oak-panelled bar and restaurant and a relaxing residents' lounge.

The restaurant has 100 covers and the Garden Room 30 covers.

Owner's Accommodation

Although there is no owner accommodation provided for in the existing setup, there is a detached building on the site with three bedrooms, kitchen and bathroom, which could remain in its current usage for staff accommodation, or converted to owner/manager accommodation, if required.



Letting Accommodation

There are 25 guest bedrooms - one is currently used for storage, therefore 24 rooms are currently used for guest accommodation offering 16 doubles, seven twins and one single.

All rooms have ensuite facilities, free wi-fi, TV, direct dial telephone and tea/coffee making facilities.

The Brickwall Hotel offers the perfect getaway and a place to unwind after sightseeing and visiting the many gardens, vineyards and historic sites in the area, or walking scenic trails and enjoying the fabulous East Sussex coastline.



Fixtures & Fittings

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



External Details

Set on a generous plot, the main feature of which is the prominent front garden.

Two customer parking areas.

Staff

The business is staff run, under the stewardship of the owners, with a team of full time, part time and casual staff.

The Opportunity

The business has been owned by the same family for over 40 years, having bought it through Christie & Co, and has a great reputation within the local area.

The owners are only now selling due to their decision to retire.



Business Rates

The rateable value for the property from 1 April 2023 is £43,500.

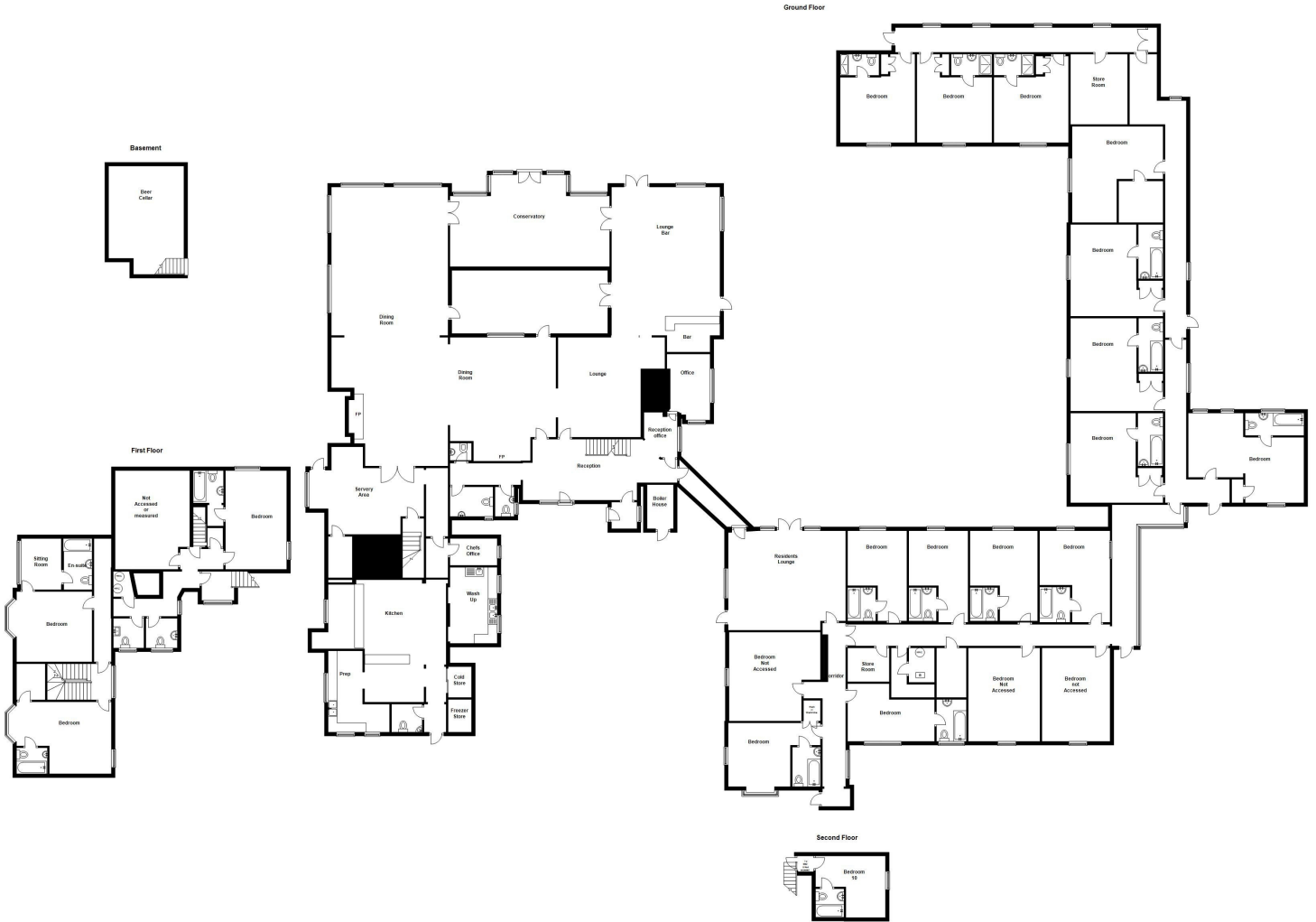
Regulatory

Premises Licence.

Trading Information

The business enjoys a strong and consistent trade and the current year end is expected to see a net turnover in excess of £900,000.

Full accounting information will be provided 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



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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