


# Queensbury Hotel

 58 Regency Square, Brighton, East Sussex  
BN1 2GB

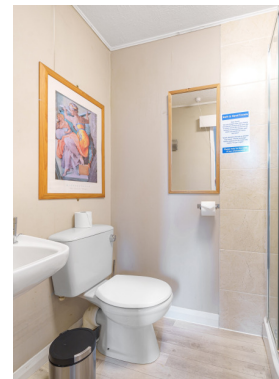
Guide Price: £1,750,000



# Description


The Queensbury Hotel is a magnificent five-storey, early 19<sup>th</sup> Century property, Grade II Listed offering many fine original features such as high ceilings and ornate corncicing.

This fine example of Georgian architecture has painted external elevations and was converted to a hotel over 100 years ago. It has been much improved and well cared for in recent years, offering a quality hotel opportunity, furnished and equipped to a high standard.



## Key Highlights

- 20 characterful bedrooms
- Superbly located on the seafront
- 5-storey Georgian townhouse
- Close to Pier, i360 and visitor attractions
- All year-round trading hotel
- Strong net turnover. Energy Rating: B

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## Location

The Queensbury Hotel is located in a great trading position, set within a large early 19<sup>th</sup> Century residential development on Brighton's seafront, and just off the Kings Road (A259) and only a stone's throw from the seafront, i360 and Brighton Pier.

During its development, Regency Square was regarded as a prestigious high-class development attracting the social elite, with many of the properties now offering hotel and guest house/B&B accommodation owing to its central location and proximity to the seafront.

The hotel is set around a central garden which, since the 1960's, has housed an underground public car park. Most of the properties around the Square are listed, making the area one of the most attractive locations in the city.

Brighton is one of the country's most popular leisure and tourist destinations, a major conference venue and centre of education and the arts.

This vibrant and cosmopolitan city by the sea is approximately 56 miles south of London, with excellent road communications via the A23/M23 to Gatwick Airport (approximately 30 miles) and the M25 beyond.





## Internal Details

### Ground Floor:

- Entrance and hallway with stairs to basement and upper floors.
- Reception desk.
- Breakfast room with seating to accommodate 28 guests, with large bay window overlooking Regency Square.
- One guest bedroom comprising of ensuite superior double room.

### Basement:

- Four bedrooms comprising of two ensuite standard quadruple rooms and two basic twin rooms, with shower and share of a WC.
- Shared WC.
- Storage cupboard.

### First Floor Lower Landing:

- Shared bathroom.

### First Floor Upper Landing:

- Three bedrooms comprising of two ensuite superior triple rooms and one ensuite standard double room.

### Second Floor Lower Landing:

- One bedroom comprising of a basic single room with a share of a bathroom.

### Second Floor Upper Landing:

- Three bedrooms comprising of one ensuite standard double room, one ensuite superior triple room and one ensuite superior double room.

### Third Floor:

- Four bedrooms comprising three ensuite standard triple rooms and one ensuite standard double room.

### Fourth Floor:

- Four bedrooms comprising of one ensuite standard twin room, one ensuite standard triple room and two ensuite standard double rooms.

### Owners/Managers Accommodation:

- Located on the ground floor to the rear of the property comprising of lounge/living room, bathroom, kitchen (from where guests breakfasts are prepared), bathroom and one double bedroom.

## The Opportunity

The property was acquired by our clients in 2006 and they currently operate the hotel and business under full-time management control. During their ownership they have invested heavily both in the internal infrastructure and full refurbishment of all rooms, bathrooms and hallways.

The accommodation is in excellent condition providing clean, sharp and fresh interiors.

The hotel is operated all year round and is exceptionally well positioned for tourist/leisure trade, along with regular repeat, weekend leisure and those visiting Brighton throughout the year attending conferences, music events, pride and other significant events that are held in Brighton and surrounding area throughout the calendar year.

The business offers accommodation on a bed and breakfast basis, with customers also able to utilise the numerous surrounding cafes, pubs and coffee shops for lunch and dinner, and the array of leisure, shopping and cultural amenities all being within easy walking distance of the hotel.

The current room tariff starts from £49.50 per person per night for a single room with a shared bathroom/WC, up to £120.00/£290.00 for a standard ensuite quadruple room dependent on season. All rooms have TVs, hospitality trays and free Wi-Fi.

The hotel accommodates groups such as hen parties and, whilst it pitches itself for the economy market leisure and commercial, there is the possibility and, subject to obtaining all necessary planning consents, to convert the hotel to a boutique style by reducing the number of rooms to larger family, doubles and twin rooms to attract the more lucrative mid/luxury market.





## Fixtures & Fittings

Comprehensively fitted and equipped. The trade inventory is wholly owned and included in the sale.

## Tenure

Freehold.

## Staff

The hotel is currently operated under full management control.

## Trading Information

Our clients have provided their trading profit and loss accounts for the financial year ended 31 May 2023 that show sales were £471,608 excluding VAT, with the business demonstrating a strong EBITDA.

This compared to the same trading period for the previous financial year that showed sales were £525,724 excluding VAT.

More detailed accounting information is available upon signing an NDA.

## Energy Rating

Energy Rating B.

## Services

We are informed that all mains services are connected, which includes gas fired central heating via radiators.

## Other

We are informed that the property does not hold a Premises Licence for the sale of alcohol.

# Contact

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

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Director

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