



Queens Hotel

Brighton

Prominent freehold Hotel and development opportunity with a seafront location





Investment Highlights

- ❖ Rare freehold hotel investment opportunity.
- ❖ Exceptional building in a popular UK city and tourist destination.
- ❖ Prominent island site located on the seafront.
- ❖ Accommodation comprising 94 well apportioned, en-suite bedrooms, one retail unit and a vacant restaurant unit.
- ❖ For sale, unencumbered of management and brand ties.
- ❖ Approximately 70,000 sq ft (GIA).
- ❖ Plans have been established to create a further eight bedrooms or to repurpose an un-utilised atrium within the premises. Subject to obtaining the necessary planning consent.
- ❖ Opportunity to further develop 11 more bedrooms in the vacant restaurant area, that has change of use to C1 (hotel use). Alternatively, seek an occupier for this space.
- ❖ Planning permission exists for the opportunity to create eight additional bedrooms and a sky bar on the roof of the property.
- ❖ One retail premises rent per annum approximately £25,000 per annum and a beauty salon under licence.





Queens Hotel
Brighton





The Property

The Queens Hotel has been in our client’s private occupation and subsequent ownership for the past 20 years. Located in a prime position, the 94 bedroom hotel has a retail unit and a vacant restaurant space. The hotel operates a popular leisure facility with fully equipped gymnasium, spa and swimming pool.

The main reception area and lobby provides access to a private hotel lounge, that can accommodate approximately 12 seated guests, either for dinner, breakfast or private dining. Directly behind the reception desk are back of house office spaces.

In addition to the above, the ground floor of the hotel has a spacious lounge area, complete with a kids' zone, leading into the restaurant and bar (80 covers), public access is welcome, and this area remains open 24/7 for hotel residents. The hotel has a large amount of footfall and is a popular destination for afternoon tea.

The property is well-equipped with two passenger lifts and a service lift (currently non-operational) ensuring easy accessibility.

The health and leisure club comprises a pool, sauna, steam room, a large gymnasium packed with high tech equipment, as well as men's and women's changing facilities. Each equipped with lockers, showers and hairdryers. The leisure club has over 400 external members and PT sessions are

available, providing a thriving environment for fitness and wellness.

For events and gatherings, there is a conference suite in the basement which offers a versatile event space suitable for weddings, birthday celebrations and conferences. The space has a capacity to host 170 delegates (130 seated). This area features its own restrooms and is conveniently connected to a fully equipped commercial kitchen.

All hotel accommodation is en-suite, most with shower over bath, towel rails, and toiletries. Rooms are fitted with televisions, some include sofa beds, and have built-in wardrobes. A recent light refurbishment has been completed and air conditioning is provided in selected rooms, function rooms and the gymnasium.

The property is arranged over basement, sub-basement, lower-ground, raised ground and four upper floors. The property is also partially listed.

94

Bedrooms



Bar

24/7

Bar & Restaurant



Restaurant

170

Capacity Events Venue



Gym



Pool



Events Venue



Treatment Room



Location

Brighton is a vibrant coastal city located on the south coast of England, in East Sussex. It is known for its diverse culture, historic landmarks, and views of the English Channel.

Known for its lively atmosphere, Brighton is a popular destination for both leisure and tourist visitors. There are an abundance of historical properties, extensive shopping facilities, a huge selection of restaurants, and cultural attractions like The Lanes, Royal Pavilion, Brighton Centre, Brighton Pier and the beach.

Brighton benefits from excellent transport links, including a regular one-hour service into central London. There is easy access to the South Downs and surrounding countryside, making it an appealing place to visit for those seeking both city and coastal experience.

Brighton is well-connected to London and other major cities in the UK. The Brighton Railway Station offers direct services to London Victoria, London Bridge and London Blackfriars. There are also regular connections to Gatwick Airport (around 30 minutes), Portsmouth, and Bristol.

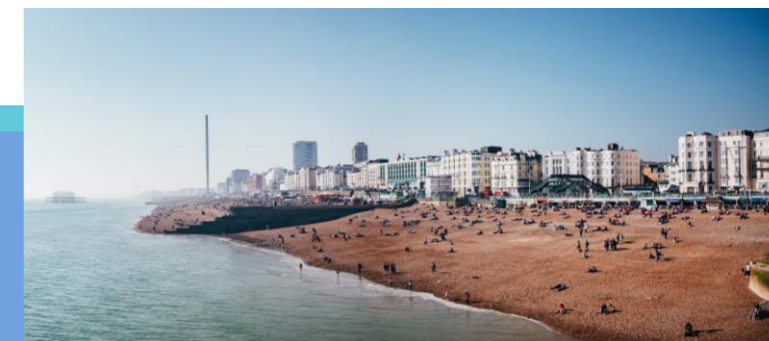
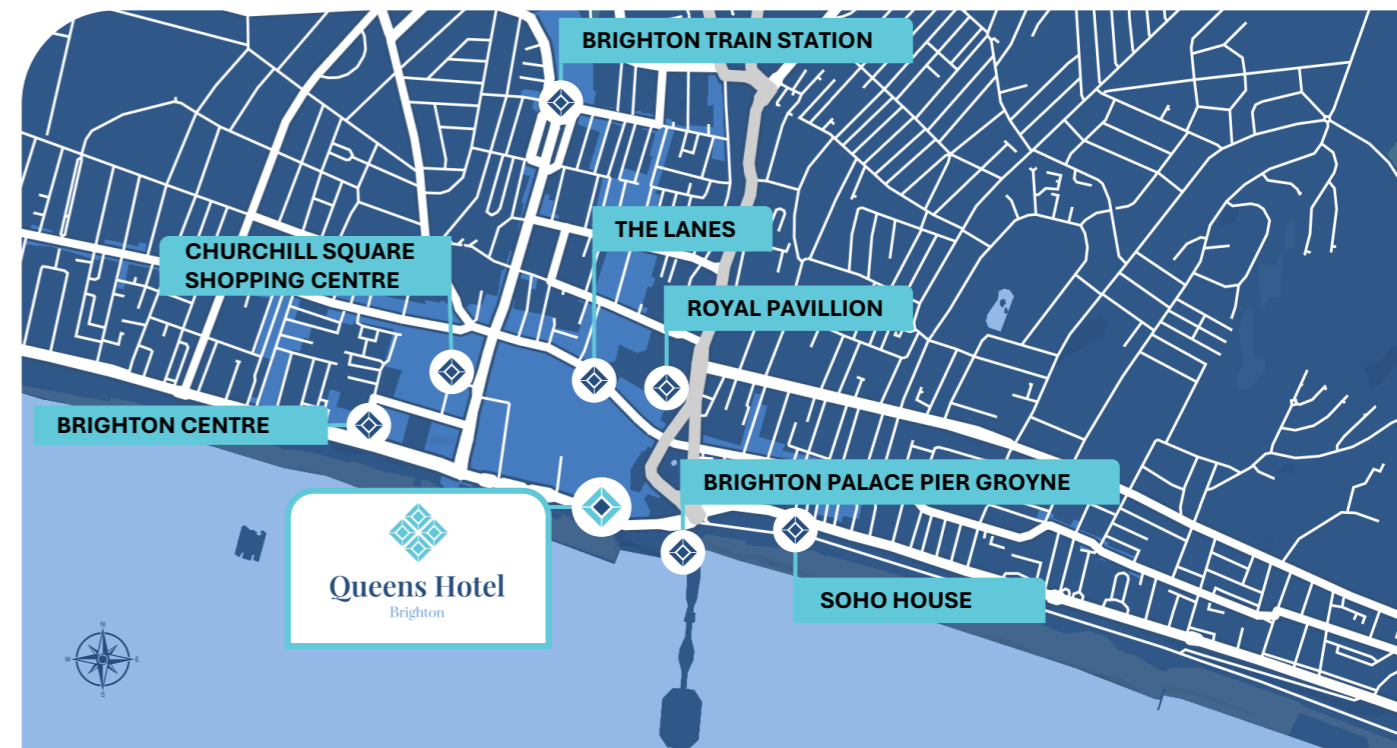
Brighton is situated near the A23, which connects the city to London to the north, and the M23 motorway, providing access to the wider road network, including the M25. The A27 runs along the southern coast, providing easy access to surrounding coastal towns and regions.

Brighton has an extensive local bus network, with services connecting neighbourhoods across the city. National and regional coach services, including National Express, operate from the Brighton Coach Station, offering budget-friendly connections to London, Gatwick Airport, and other key cities.

Ikea have recently invested into the Churchill Square Shopping Centre to establish a flagship store.

The city is known for being cycle-friendly, with dedicated bike lanes and bike-sharing schemes, making it easy to navigate the city on two wheels.

Gatwick Airport, located about 30 minutes away by train, is the nearest major international airport, offering both domestic and international flights. London Heathrow Airport is approximately 1.5 hours away by train.





Accommodation Schedule

Room Type	Room Count
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Double	26
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Sea View Double	24
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Sea View Twin	4
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Tower Suites	4
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Twin	5
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Triple	11
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Family Room	4
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Family Sea View	8
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Family Suites	8
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Bedrooms range from 171 sq ft to 510 sq ft with an average bedroom size of 318 sq ft.

94

Bedrooms







Value Add Opportunities

There are several asset management opportunities in repositioning the property to operate as an upper-midscale hotel. STR data implies approximately 30% revenue growth could be achieved following refurbishment.



Expand Key Facilities

Enhance the kitchen and dining areas to increase the size of the gym or events space on the lower ground floor.



Add Guest Rooms

Planning permission is in place to convert the vacant unit into 11 additional bedrooms. Eight additional bedrooms along with a sky bar on the roof of the property, can be developed. In addition to the above there is also an un-utilised atrium that could be repurposed.



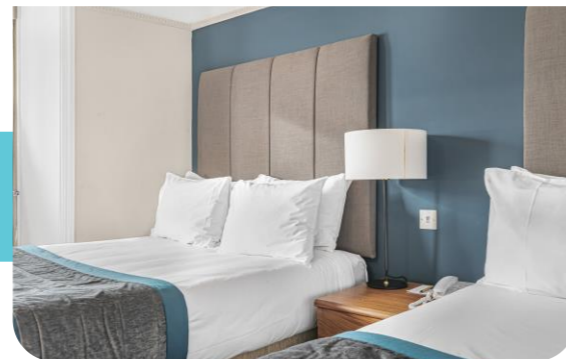
Repurpose the Beauty Salon Space

The beauty salon currently operates on a flexible license, presenting an opportunity to repurpose this area for greater utility or revenue potential.



Attract New Brands

Multiple brands have expressed interest in establishing a presence in Brighton and are particularly drawn to the hotel's potential.





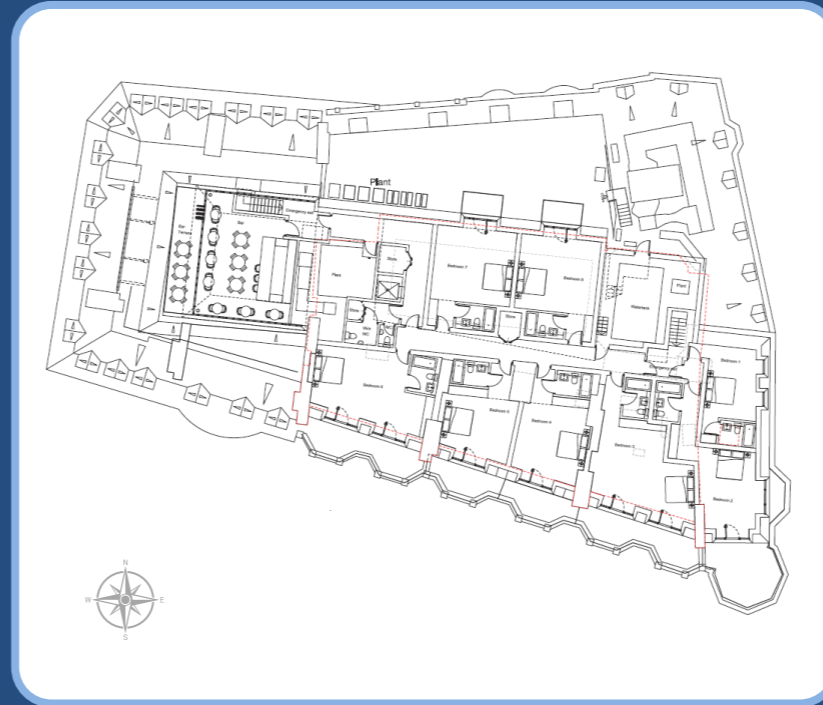
Additional Accommodation Options

The property benefits from multiple 'value add' opportunities, which in part have the relevant planning permissions granted.

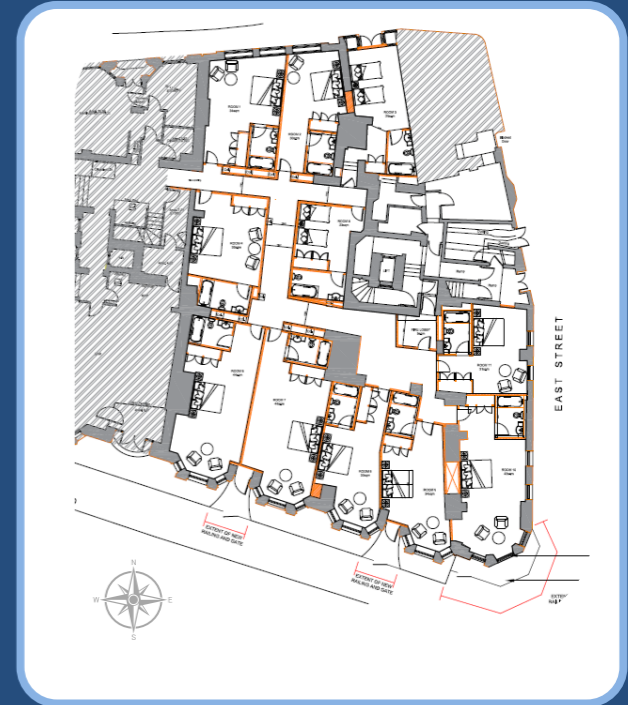
The property benefits from a large vacant restaurant unit. The vendor has had plans drafted by MG Project Management, for the creation of 11 extra bedrooms in the existing space. The relevant planning permission has been granted to change this to C1 (hotel) use.

There is a scheme for a further eight bedrooms and a 40 seated rooftop bar, that can be created on the roof of the property. This development already benefits from the necessary planning consent.

Additionally, there is an un-utilised atrium within the hotel that has the potential to create another eight bedrooms, split over two floors. The vendor has not submitted a planning application.



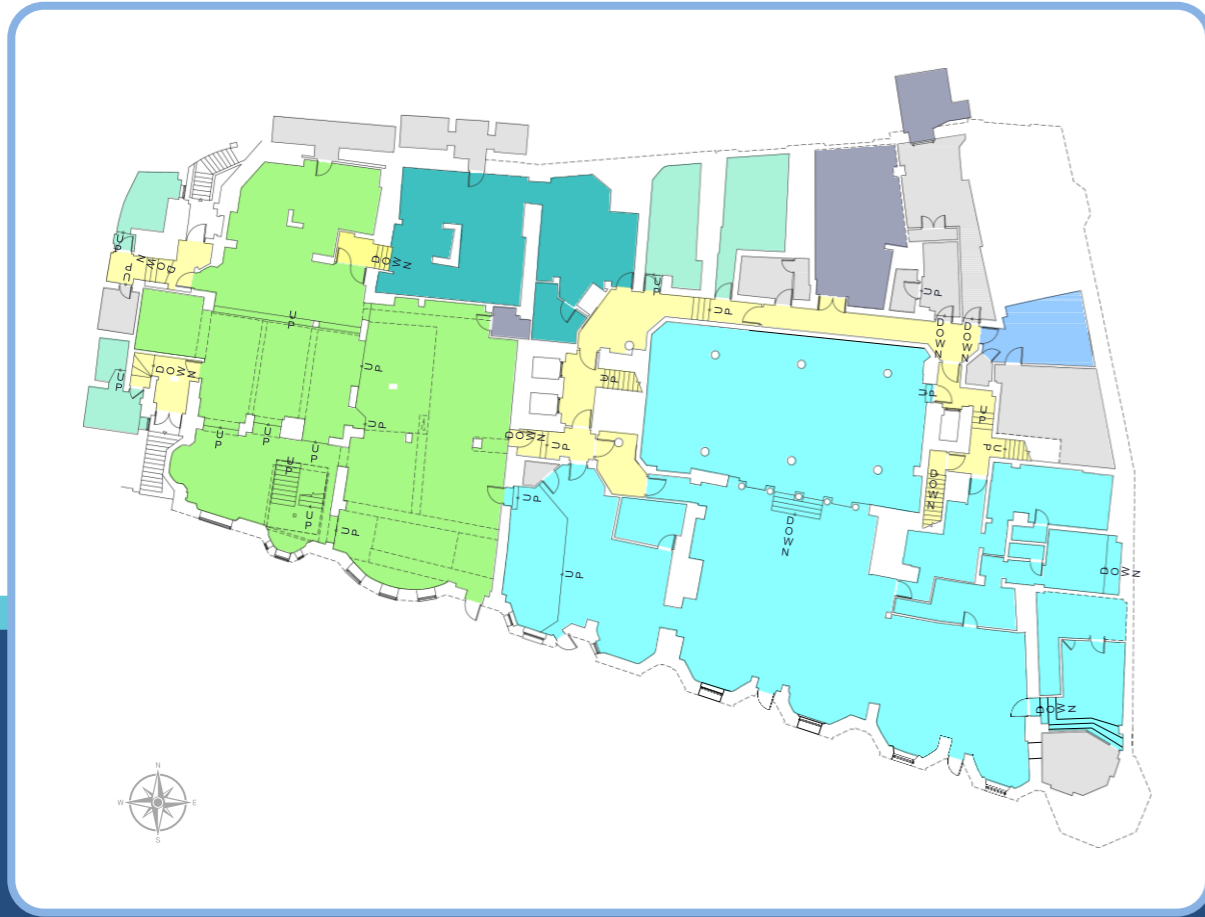
Roof Extension



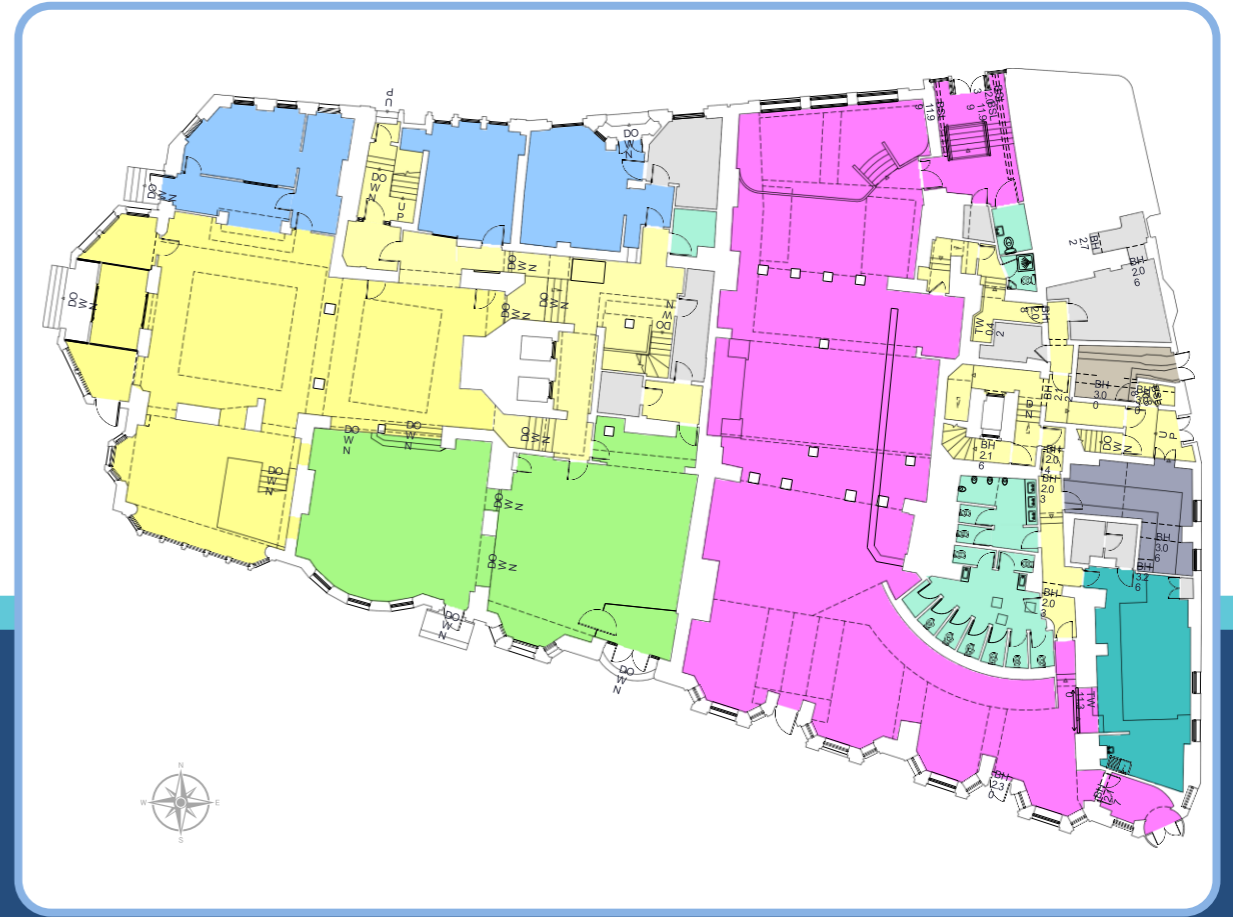
Ground Floor Restaurant Conversion



Floor plans



Basement



Ground Floor

Note: Plans not to scale



Floor plans



First Floor

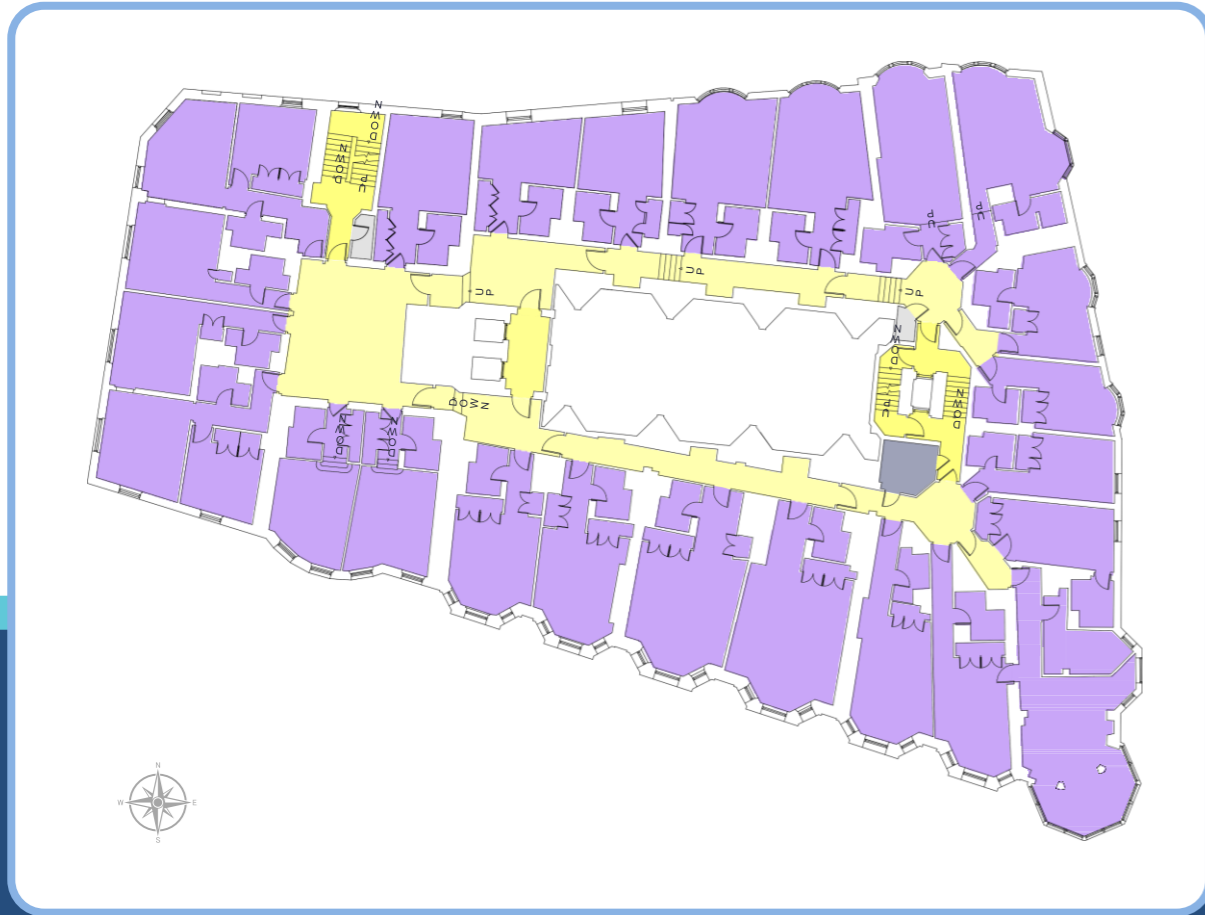


Second Floor

Note: Plans not to scale



Floor plans



Third Floor



Fourth Floor

Note: Plans not to scale



Further Information

Tenure

- ❖ Freehold

Business Rates 2024/2025

- ❖ Hotel: £144,710
- ❖ Restaurant: No payment

EPC

- ❖ Hotel: C
- ❖ Restaurant: C
- ❖ Retail: Available upon request

Planning

- ❖ The property benefits from Use Class C1 and Use Class E

Inventory & Stock

- ❖ The fixtures, fittings and equipment are to be offered with the sale

Viewing

- ❖ Formal inspections of the property will be made strictly by appointment with Savills and Christie & Co.

Sale Structure

- ❖ To be sold as a UK based SPV

Pricing

- ❖ £18.5 million. Subject to contract

Dataroom

- ❖ [Savills/Queens Hotel Brighton.com](https://www.savills.com/queens-hotel-brighton)

Site Plan





Queens Hotel

Brighton



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