

GRAND VICTORIAN HOTEL

WORTHING • WEST SUSSEX
BN11 1UR

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PROPERTY HIGHLIGHTS

- + Traditional Hotel Pub Restaurant
- + Grade II Listed
- + Site Area - 0.132 ha (0.327 acres)
- + 18 letting rooms over 3 floors
- + Planning consent for an additional 18 letting bedrooms
- + Conference room facilities
- + Directly opposite Worthing train station, therefore offering huge trade and conversion/development potential



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LOCATION

The property is located in Worthing, a large seaside town in West Sussex, 10 miles (16 km) west of Brighton and 18 miles (29 km) east of Chichester.

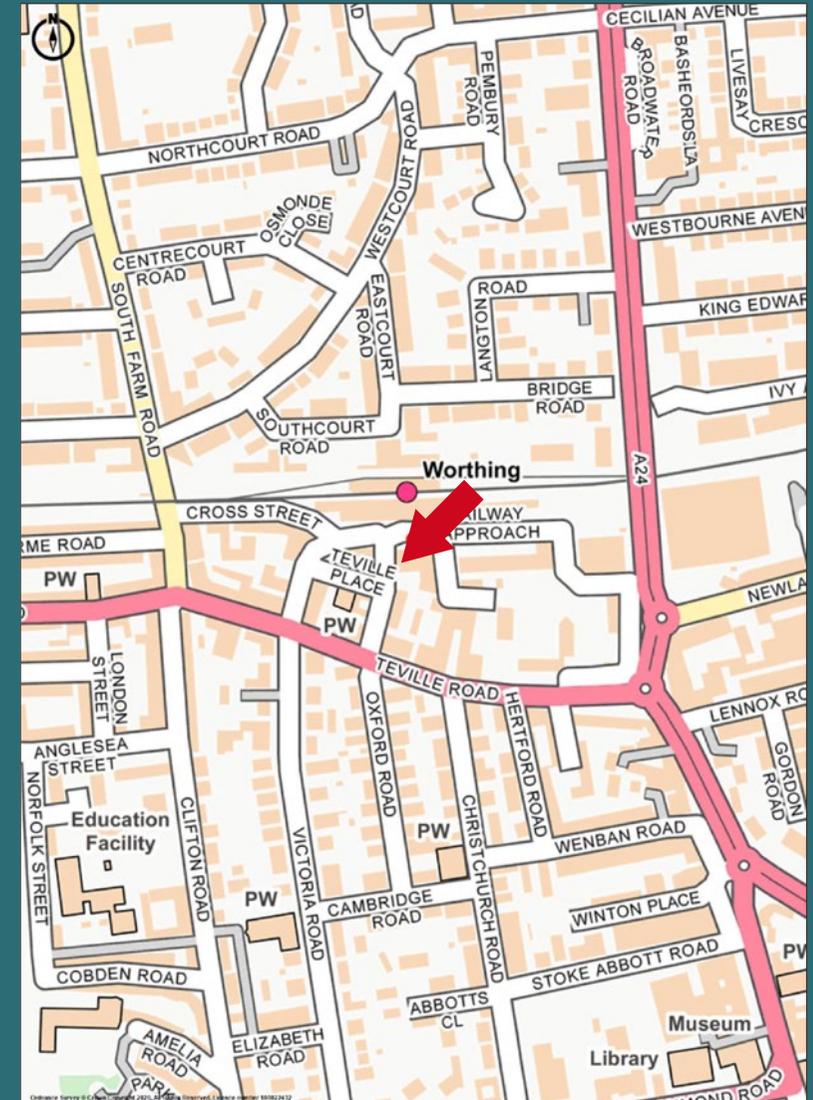
The subject property has the benefit of being located opposite Worthing station and therefore is able to attract immediate custom exiting the station.

DESCRIPTION

The property as the name suggests is a grand, detached, Grade II Listed building constructed in 1898 and arranged over three storeys with brick construction, and mock tudor beams at second floor level over a multi pitched clay tiled roof and single glazed sash fenestration.

Internally, the property comprises a large public house area with bar servery and extensive seating areas surrounding. The main hotel kitchen facilities are adjacent to this area. The building has a vacant nightclub also at ground floor level which is also included in the sale and benefits from planning permission to create an additional 18 letting bedrooms.

Letting rooms are then arranged over first and second floor levels and provide a total of 18 en-suite bedrooms (9 doubles 9 twins).



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FIXTURE & FITTINGS

The fixture and fittings are included and the premises will be sold 'as seen' less any personal items.

RATING

The subject property is entered in the 2017 Rating List with a Rateable Value of £54,100.

The National Multiplier for England and Wales for 2019/20 is £0.504.

TENURE

Freehold. The property will be sold as a going concern. TUPE regulations will therefore apply.

GUIDE PRICE

Offers are invited in excess of £1,500,000 for the freehold. VAT will not be applicable.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, the preferred purchaser will be required to provide identification and proof of address, prior to exchange.



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VIEWING

All viewings must be arranged strictly by appointment with the sole agents Savills.

CONTACT

All viewings must be arranged strictly by appointment with the sole agents Savills.

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March 2020

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