



White Lion Hotel

74 Claremont Road, Seaford, East Sussex, BN25 2BJ

Freehold £1,100,000

- Main road location in coastal Seaford
- Substantial landmark Victorian property
- Four trade areas (100-130)
- Six hotel rooms & one suite
- Trade patios (110) & car park (7)
- Suitable for a wide range of business styles

Ref: 18423

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LOCATION

The White Lion Hotel is situated in the East Sussex coastal town of Seaford. Seaford has grown from a small seaside resort town to a larger dormitory town for the nearby settlements of Eastbourne and Brighton, as well as London. The town is well known for its excellent shingle beaches, traditional esplanade and for its views of nearby Seven Sisters Cliffs and Beachy Head.

Seaford lies a short drive from the A27 and A26 trunk roads which provide fast road access to the major conurbations of Eastbourne, Brighton and Hastings. Seaford boasts its own railway station which provides services to Lewes, with onward services to Brighton, Gatwick and Eastbourne. The town is serviced by a local bus network.

The White Lion Hotel is a prominent and notable landmark property, commanding an elevated position on the A259 Claremont Road; the main arterial road running between Newhaven and Seaford Town Centre. This substantial two-storey Victorian property is of brick construction under a pitched slate roof.

TRADE AREAS

Entrance from front of property into PUBLIC BAR. The public bar is presented in a traditional manner with stripped wood flooring, brick fireplace and bar servery. The public bar houses a projector and screen, pool table, AWP, juke box, dartboard and flatscreen TV. This area can provide seating for 30 to 40. Offset are GENTLEMEN'S and LADIES WC'S.

Leading through the property is access to the LOUNGE BAR, which is presented with carpeted flooring and a brick built fireplace. This area houses two flatscreen TV's and seating for 20. Offset are additional GENTLEMEN'S and LADIES WC'S.

Offset from the lounge bar is a CONSERVATORY DINING AREA with seating for 25 to 30 and French doors onto the rear trade patio.

Located at the front of the property there is a BREAKFAST ROOM which is often used to house functions, capable of providing seating for 30 to 40 with room for plenty more standing.

The property is serviced by a sizeable TRADE KITCHEN housing a range of stainless steel commercial catering units as well as a walk-in fridge.

Ancillary areas include an OFFICE, WASH-UP AREA and WAITER AREA.

LETTING ACCOMMODATION

Located at first floor level the White Lion Hotel boasts a number of hotel rooms, some of which provide unrivalled views across the English Channel.

Letting Accommodation comprises:

- 2 x double bedroom with en suite showers
- 1 x twin bedroom with en suite shower
- 3 x single bedroom with en suite showers

APARTMENT/SUITE - with one double bedroom, one twin bedroom, lounge with views and bathroom.

LAUNDRY ROOM.

EXTERNAL

To the rear of the property there is a TRADE PATIO providing seating for 50. This area is a suntrap throughout the day.

To the rear of the site there is a PRIVATE PARKING AREA with space for six vehicles, also housing three garages.

To the side of the property there is a TRADE PATIO, part covered with a SMOKING SOLUTION, capable of providing seating for 30 to 50.

To the front of the property there is a TARMAC CAR PARK with space for seven vehicles and garage offset.

TRADE YARD/BIN STORE.

THE BUSINESS

Our clients have owned and operated the White Lion Hotel for the past 18 years and now wish to sell their freehold interest in order to retire. The business enjoys a loyal local drinking trade as well as custom from those visiting the South Coast. The business is well known locally for its theme nights and is affiliated to a number of local clubs and societies. The business benefits from BT Sports and Sky Sports and is popular with those seeking to watch live football and rugby matches.

Pre-Covid trade figures show a consistent net turnover in the region of £600,000 per annum, generating strong gross profits of 65% and an EBITDA of circa £128,000. Post-Covid figures show a net turnover of circa £500,000 per annum. Further accounting details can be made available to serious parties following a formal viewing.



We are of the opinion that the White Lion Hotel would suit a hands on owner operator who could continue to develop the business with their own style of food offering as well as increasing the occupation of the hotel rooms.

Furthermore we are of the opinion that the White Lion Hotel could suit a range of alternative business uses including Airbnb, restaurant or care home.

TENURE & PRICE

FREEHOLD £1,100,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

LICENCE

A full Premises Licence is held.

SERVICES

All mains services are connected.

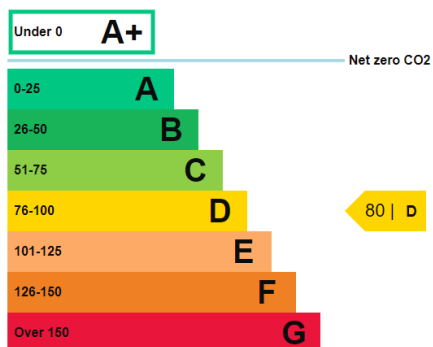
Rateable Value: £11,750.

Local Authority: Lewes District Council.



Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

BUSINESS MORTGAGES

01834 849795

We can help with arranging funding for your purchase of this or any other business.

UTILITY HELPLINE

01432 378690

Some of our clients have saved as much as 46% off their gas and electricity bills with our impartial price comparisons

EPC Reference: 9927-3088-0873-0900-0795

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