



RUPERT BURSTOW
Property Consultancy & Acquisitions

RARE OPPORTUNITY TO ACQUIRE

ENTIRE BRUNSWICK SQUARE BUILDING
CURRENTLY AS A 15 - 17 BEDROOM HOTEL
(WITH ENSUITES)

PLUS 1/2 BEDROOM SELF CONTAINED FLAT
OR POSSIBLE REFURBISHMENT
OPPORTUNITY TO CREATE APARTMENTS OR
AN ENTIRE HOUSE (STNPC)

FOR SALE



11 BRUNSWICK SQUARE
HOVE
BN3 1EH



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LOCATION Situated in an exclusive and highly popular location, perhaps one of Brighton and Hove's most famous residential squares. Brunswick Square is situated overlooking the seafront and the beach overlooking the seafront and the beach in the heart of Hove just south of Western Road, Brighton's premier commercial thoroughfare and in a highly popular residential and hotel location.

ACCOMMODATION The premises comprise an entire Brunswick Square 5 storey building to include hotel on ground, first, second and third floors with self contained lower ground floor.

All hotel bedrooms have en-suite bathrooms to include sinks, W/C's and bath/shower

GROUND FLOOR

Reception/dining room:

27'7" x 15'5" 425 sq ft

Kitchen: 13'2" x 13'2" 173 sq ft

Laundry Room: 7'3" x 6'6" 47 sq ft

Bedroom 102: 8'6" x 9'10" 84 sq ft

FIRST FLOOR

Bedroom 104: 9'6" x 10'2" 97 sq ft
Plus 5'10" x 6'10" 41 sq ft

Bedroom 105: 8'6" x 14'5" 123 sq ft

Bedroom 106: 22' x 22" 484 sq ft

Bedroom 107: 16'5" x 13'5" 220 sq ft

SECOND FLOOR

Bedroom 201: 8'2" x 14'5" 118 sq ft

Bedroom 202: 22' x 13'9" 303 sq ft

Bedroom 203: 13'9" x 16'5" 226 sq ft

Bedroom 204: 10'2" x 11'9" 119 sq ft

Bedroom 205: 10'2" x 11'9" 121 sq ft

THIRD FLOOR

Bedroom 301:	14'1" x 8'1"	131 sq ft
Bedroom 302:	15'1" x 13'2"	199 sq ft
Bedroom 304:	13'2" x 11'5"	150 sq ft
Bedroom 305:	10'2" x 13'2"	134 sq ft

LOWER GROUND FLOOR

Bedroom B3:	7'11" x 17'9"	140 sq ft
Bedroom B4:	14'9" x 9'10"	143 sq ft

SELF CONTAINED FLAT

There is a 1 / 2 bedroom self contained flat at lower ground floor level accessed via the front or the rear of the property

TENURE Freehold

RENT Guide Price £1,500,000 (One million five hundred thousand pounds)

VAT VAT may be chargeable on the terms quoted

LEGAL FEES Incoming tenant to bear both parties legal costs

VIEWING Strictly via a prior appointment through sole agent:
Rupert Burstow Ltd
Tel: 01273 731111

