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Barrington Lodge, Hunter Road, Crawley RH10 6SY  
RE-AVAILABLE - FOR SALE: HOTEL WITH REDEVELOPMENT/ALTERNATIVE USE POTENTIAL

# LOCATION



The property is situated approximately one mile south of Crawley Town Centre, Railway Station and Bus Station, in a mixed residential area. Local amenities nearby include a neighbourhood shopping parade, primary school and public house. Junction 11 of the M23 is within 1 mile via Brighton Road and approximately 3 minutes drive.

Located in the heart of the Gatwick Diamond, Crawley is a vibrant and growing town situated equi distant between London and Brighton with a current population of approximately 106,000, extending to over 160,000 persons within a 10kms radius.

## Description

The property is currently run as a fully operational hotel / guest house with 17 en-suite letting rooms, a managers' flat, ancillary accommodation and ample parking situated in the popular residential neighbourhood of Southgate, within 1 mile of Crawley Town Centre.

The property is of traditional construction and has the benefit of replacement double glazed units throughout. It is constructed on basement, ground and two upper floors and provides 17 en-suite bedrooms (varying sizes), reception, dining & breakfast room, kitchen, laundry room, stores and managers accommodation.

The site extends to approximately 1,200 m<sup>2</sup> (0.296 acres). To the west of the building there is a large car parking area over which we understand a number of residential properties to the south of the site have rights of way to access car parking spaces to the west of the site.

## Key Features

- Conversion/Redevelopment opportunity (STC)
- Within 1 mile of Crawley town centre
- Freehold available with vacant possession

## Accommodation

The gross internal floor area has been calculated, to be approximately 510 m<sup>2</sup> (5,490 sq ft).

### Basement

- Managers' Flat (1 bedroom)

### Ground Floor

- Reception
- Dining / Breakfast room (Oak Room)
- Kitchen
- Store
- Laundry
- Cloakroom
- Room 01 (Family Room)
- Room 02 (Family Room)
- Room 03 (Double)

### First Floor (lower)

- Room 101 (Double)
- Room 102 (Double)
- Room 103 (Single)
- Room 104 (Double)
- Room 105 (Double)

### First Floor (Upper)

- Room 201 (Single)
- Room 202 (Double)
- Room 203 (Single)
- Room 204 (Single)
- Room 205 (Double)

### Landing

- Room 301 (Single)



## Second Floor

- Room 302 (Double)
- Room 303 (Double)
- Room 304 (Double)

## Planning

Planning consent for a change of use from hostel to hotel was granted in June 2008 (CR/2008/0217/COU) and following extensive reconfiguration and refurbishment, the property has been used as a hotel/guest house since.

Planning permission - [click here to download](#)

## Tenure

The property is offered FREEHOLD, with vacant possession.

## Price

**Expressions of interest and offers are invited.**

## Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## Business Rates

Rateable Value: £TBC

Rates Payable: £TBC (2022/23)

Interested parties are advised to contact Crawley Borough Council  
Tel: 01293 438000 or [www.crawley.gov.uk](http://www.crawley.gov.uk) to verify this information.

## VAT

TBC

## Legal Fees

Each party to bear their own legal costs involved in the transaction.

## Viewing Arrangements

Via prior appointment through sole Agents Graves Jenkins.







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