

Brighton

Community, social value or commercial
space to let - subject to planning

Rose Walk Pavilion, The Level, BN1 4ZN

on behalf of



Quoting Rent

See below -

plus investment required



Size

142.05 sq m (1,529 sq ft)



Prominent location

**At the heart of The Level
public park in central
Brighton**



Planning

Class E use at present



EPC

Grade B rating

Get more information

Colin Brades

+ 44(0) 1273 223578

colin.brades@avisonyoung.com

Helen White

Mobile: [+44\(0\) 7785 542461](tel:+44(0)7785542461)

helen.white@avisonyoung.com

**AVISON
YOUNG**

Community, social value or commercial space to let – subject to planning

Rose Walk Pavilion, The Level,
Brighton BN1 4ZN

Location

Situated on the west perimeter of The Level public park in central Brighton, where Rose Walk meets Ditchling Road (A270 – the main southbound vehicular route into the city centre).

Rose Walk is an important pedestrian route which links the east of the city to London Road, North Laine and Brighton mainline railway station (within a 15-minute walk).

There is a large and varied local residential community in the surrounding area and good public transport facilities with numerous bus routes passing close by and accessing all parts of the city.

Description

This single storey building is externally timber clad and benefits from a planted green pitch roof.

Comprising existing Class E accommodation (previously used as a restaurant / café operation) with good ceiling heights and full height doors opening onto a substantial external terrace.

The tenant will have access by foot only across the rear yard (used by B&HCC Parks dept) and for waste management purposes only.

Loading / unloading will be from adjacent Ditchling Road highway provision and subject restrictions applying at the time. No delivery vehicles will be allowed to enter Rose Walk or the rear yard area of Rose Walk Pavilion. There is no car parking facility available on site.

Accommodation

We calculate the following approximate floor areas:

Main building	142.05 sq m (1,529 sq ft)
External terrace	243.20 sq m (2,618 sq ft)

The property has internal staff and customer WC facilities. The ex-public WCs (externally accessed) within the building are not to be re-commissioned - alternative uses (storage or similar) welcomed.

Initial rent

As a guide, the building in good condition, would in our opinion command an open market rental value in the region of £30,000 per annum exclusive, subject to contract.

- **See further comments under “Building condition” below.**
- Brighton & Hove City Council bid guidelines are attached for assistance. The Council (as landlord) is not obliged to accept the highest or indeed any offer received and will not accept any proposal calculated by reference to another bid i.e. “£1 in excess the highest rent submitted”.
- VAT if applicable will be charged at the standard rate.

Lease terms

A commercial lease is available on a fully repairing and insuring basis for a term of up to 25 years.

Dependent upon the structure of any transaction, it would be envisaged the lease contain upward only rent review provision at the expiration of each 5th year, be excluded from the security and compensation provisions of the Landlord & Tenant Acts (as amended) and contain a non-assignment (sale of lease) provision.

The Council to insure the building under its block policy and recover the appropriate premium direct from the ingoing tenant.

Building condition

As part of any transaction, the Council will require the future occupant, **at their own cost**, to undertake within a set timeframe (ideally no longer than 12 months from lease commencement) the comprehensive schedule of works attached to these particulars.

Preliminary estimates for the works indicate a likely cost of c£300,000 + VAT (as applicable). **This figure is for guidance only and all relevant parties should undertake their own investigations and costings in this regard.**

Community, social value or commercial space to let – subject to planning

Rose Walk Pavilion, The Level,
Brighton BN1 4ZN

Planning

Currently Class E use – the previous occupant was a restaurant / café business.

Potentially, the space would suit a variety of different occupiers subject to the usual planning compliance or subject to change of use as appropriate.

EPC

The current rating is B41 expiring 24 February 2025.

Business Rates

The building is not currently assessed for rates.

Legal and other Costs

Each party to bear their own costs incurred.



Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

**AVISON
YOUNG**

Community, social value or commercial space to let – subject to planning

Rose Walk Pavilion, The Level,
Brighton BN1 4ZN

**AVISON
YOUNG**



GUIDELINES - MAKING A RENTAL OFFER FOR COMMERCIAL PREMISES

To be read in conjunction with the specific letting particulars produced on behalf of Brighton & Hove City Council by their retained sole commercial agent Avison Young (UK) Ltd.

The letting brochure prepared in respect of the subject property in question will provide brief outline information of the location, accommodation, lease terms, a guide to the likely initial rental, plus planning and rating detail. The information provided should be treated in accord with the terms and conditions set out in the brochure. Potential tenants are advised to undertake an inspection and clarify all such detail prior to submitting a written proposal. It is recommended all parties should ideally seek independent legal / property advice.

Any guide rent provided will indicate the likely rent the Council anticipates receiving, subject to contract. However, a higher or indeed, lower figure may be offered and accepted dependent upon the level of demand and other terms proposed.

MARKETING PROCESS

(A) General Marketing Process - unless stated otherwise in the particulars, the marketing process will comprise an invitation for any potential tenant to submit in writing to Avison Young (UK) Ltd their bid. Ideally the information set out below should be provided to enable the offer to be processed and a reasoned recommendation to be made to the Council:

1. The full name and address of the intended tenant - to include the registered office if a Company (including Company Number) or if an individual, their National Insurance Number.
 2. Details of the offer tabled, including initial rent and lease terms proposed i.e., length of lease and to contain provision for upward only rent reviews at the expiration of each 5th year if applicable.
 3. Confirmation you are prepared to meet the landlord's reasonable legal costs, as is usual in these circumstances.
 4. Detail of the intended use and confirmation you have spoken to the local Planning Authority concerning the same, as appropriate. An indication of the style of fit-out and any works to be undertaken will also be appreciated.
 5. Is a short rent-free period required to enable fit-out?
 6. Full financial and background information to be provided and to ideally include relevant experience, how long trading, number of outlets and their location (plus photographs), any business plan produced and copy accounts (if available - for the last three years trading period). In addition, the contact details for the referees: namely bankers (plus account name, number and branch sort-code), solicitor, accountant, landlord and two trade contacts as applicable.
- 7a.** Confirmation whether any additional security is to be offered by way of a personal surety (please provide detail of the individual, their address and bank account details plus NI number).
- 7b.** Alternatively, additional security may be sought by way of a rental deposit. The amount of any rental deposit required (if any) will depend upon the individual circumstances and is to be held for a minimum 3-year period or until gross profit exceeds by a multiplier of 3, the rent passing for three consecutive years.

Unless otherwise stated in the particulars, the Council in arriving at their decision will carefully consider all supporting information provided in respect of an individual offer and not just the rental level in isolation. **All information provided is treated in the strictest of confidence.**

(B) Informal Tender - if an Informal Tender is envisaged, then the letting particulars will advise this and / or parties who have expressed an interest will be advised verbally and / or in writing. You will be advised of the date of any Informal Tender and when / where offers are to be invited, as well as the manner in which such offers are to be submitted. Again, the information referred to in points **1 - 7b** above, should be provided where appropriate.

Note: In respect of **(A)** and **(B)** above, the Council reserves the right, not to accept the first, highest or indeed any offer received. In certain circumstances, it may be necessary to revert to one, a number or all of those parties who have submitted an offer, to ascertain whether or not they would be prepared to better the initial terms proposed. The Council will not accept any proposal calculated by reference to another bid e.g., £1 in excess of the highest annual rent submitted.

If the prospective tenant remains unsure of the marketing process or information required in order for their bid to be duly considered, then they should contact Avison Young (UK) Ltd immediately:

BRIGHTON & HOVE CITY COUNCIL FOOD STANDARDS

In accord with our client's instructions, a link to the Brighton & Hove City Council Good Food Standards is included within these marketing particulars for new lettings within the commercial and seafront property portfolios and which sets out the level of proposed compliance by potential tenants and to be considered as part of their bid evaluation criteria. For more information search for "Brighton & Hove City Council Good Food Standards" in your web browser.

In addition, new tenants will be offered a consultation with the council's Healthy Food Project Officer to provide support, advice, and guidance on compliance with the policy.

**Avison Young c/o Freedom Works, 3rd Floor, Bartholomew House (Black Lion Street entrance), Brighton, BN1 1JE.
T: 01273 738383, www.avisonyoung.co.uk**

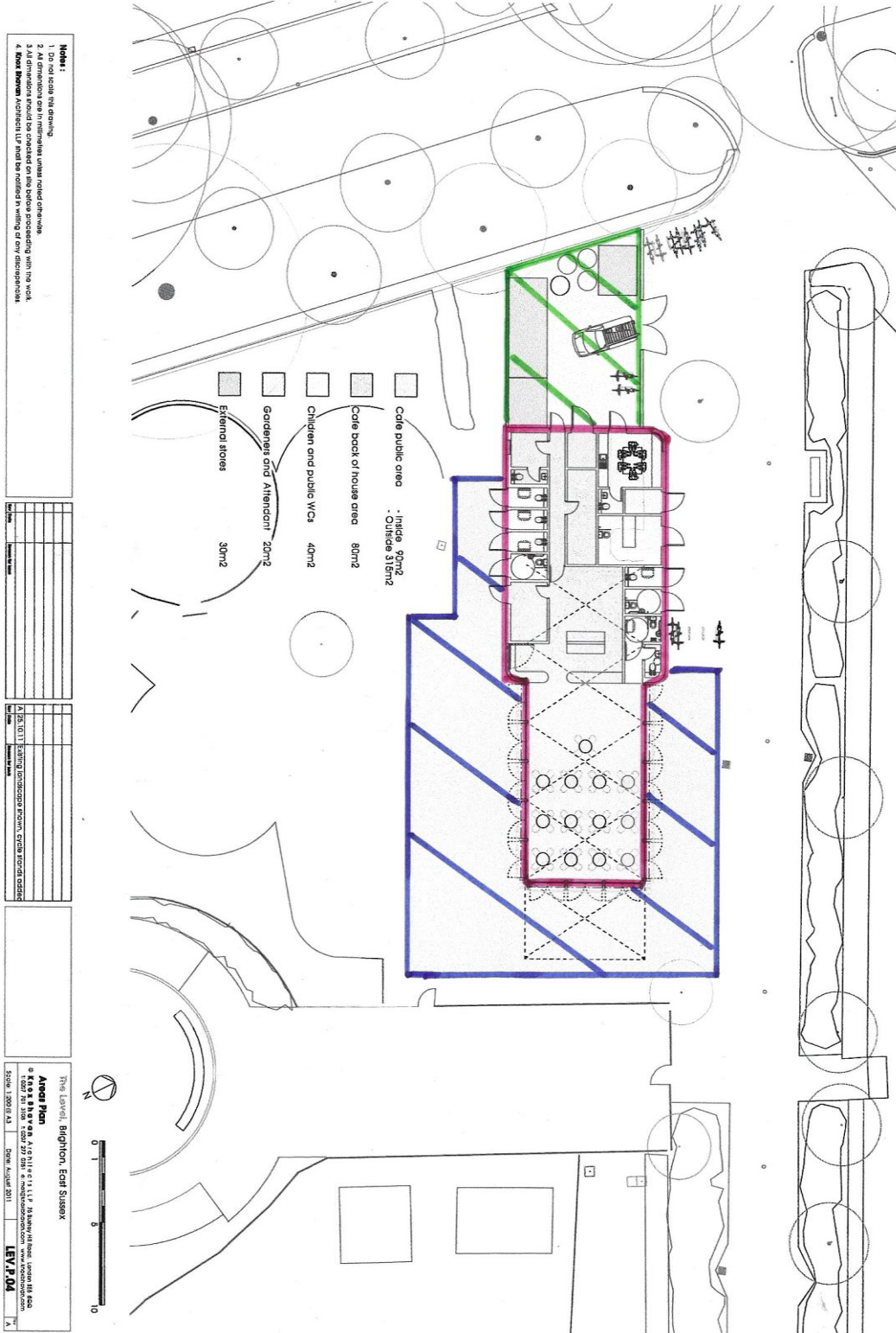
(2024: Subject to contract, without prejudice and for guidance purposes only)

Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

**AVISON
YOUNG**

Community, social value or commercial space to let - subject to planning

Rose Walk Pavilion, The Level, Brighton BN1 4ZN



Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



Indicative Works Schedule
The Level Cafe: External and Internal Refurbishment – not including public toilets – May 2024



Refurbishment of the Level Café, Rose Walk, Brighton.

File No. R085
Rev. C
Surveyor HR

Item No.	Element	Works Required	Quantity	Unit
EXTERNALLY				
2	Redecoration	Redecorate exterior to remove graffiti and provide 'graffiti resistant' coating	210	m2
3	Doors	Replace All doors to café where damaged due to vandalism. Double door sets	13	nr.
4	Doors	Install new door to plant room to restrict access into joint plant room/ shared mechanical equipment.	1	nr.
5	Doors	Replace existing rear doors in magnelis steel security doors following multiple break-ins.	2	nr.
6	Fencing	Provisional - Install new fencing and gates to separate café and park ranger entrances.	1	sum.
Internally – Mechanical				
7	New Hot & Cold Water Distribution	Install new copper pipework including all fittings and changeover.	1	nr.
8	Sump Pump	Provisional - Install a new sump pump system to void to aid drying out and future proof against future leaks.	1	nr.
Internally – Former Park Rangers Mess				
9	Strip-out	Removal of all fixtures and fittings	1	nr.

10	Flooring	Installation of vapour permeable floor matting	17 m2			
11	Walls	Installation of new stud partitions and reboarding areas throughout.	1 sum.			
12	Decoration	re-decoration with a biocidal paint to prevent any spores or poor ventilation cause surface black-spot mould.	1 sum.			
13	Plumbing	Second-fix: installation of copper tube pipework to sink and toilets.	1 sum.			
Internally - Café Seating Area						
15	Walls	Installation of new partition to segregate spaces ahead of final phase of works	1 nr.			
16	Flooring	Making good broken and stained tiles	1 sum.			
17	Toilets	Replacement toilet fittings and refurbishment works.	2 nr.			
Internally – Café Staff Areas						
18	Toilets	Installation of new staff toilet to rear changing area.	1 nr.			
19	Flooring	Installation of new vinyl sheet flooring.	70 m2			
20	Windows	Replace glazing to staff room to privacy glass.	1 nr.			
21	Walls	Replacement stud partitions following further investigations	30 lm			
22	Walls	Replacement plasterboard to external walls	75 lm			

To find out more,
scan the QR code



Colin Brades

+44(0) 1273 223578

+44 (0)7725 245667

colin.brades@avisonyoung.com

Helen White

+44 (0) 1273 738383

+44 (0)77 7785 542461

helen.white@avisonyoung.com

June 2024

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
4. All prices quoted are exclusive of VAT.
5. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

**AVISON
YOUNG**

avisonyoungretail.co.uk