

TEN & ALEHOUSE

WORTHING • WEST SUSSEX
BN11 1NU

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PROPERTY HIGHLIGHTS

- + Large nightclub with adjacent bar
- + Grade II Listed building
- + Galleried first floor with vaulted ceilings
- + Licensed until 3.30am
- + Site Area – 0.043 ha (0.108 acres)
- + Consistent net turnover in excess of £500,000



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LOCATION

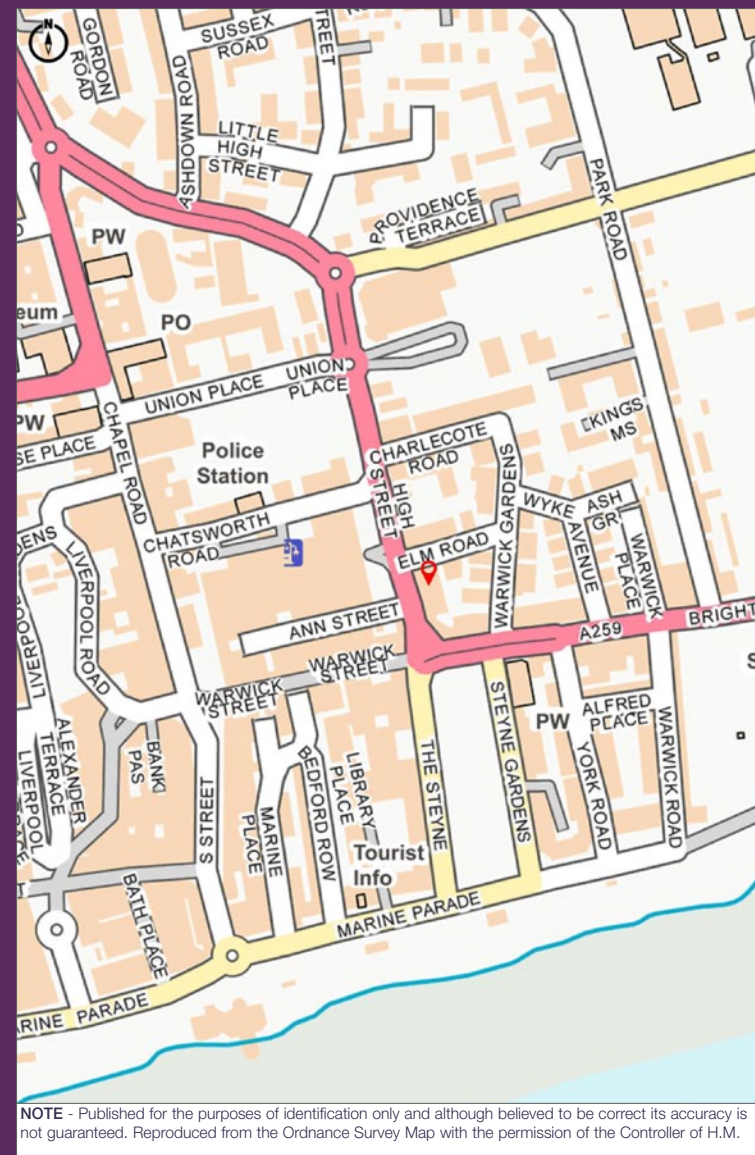
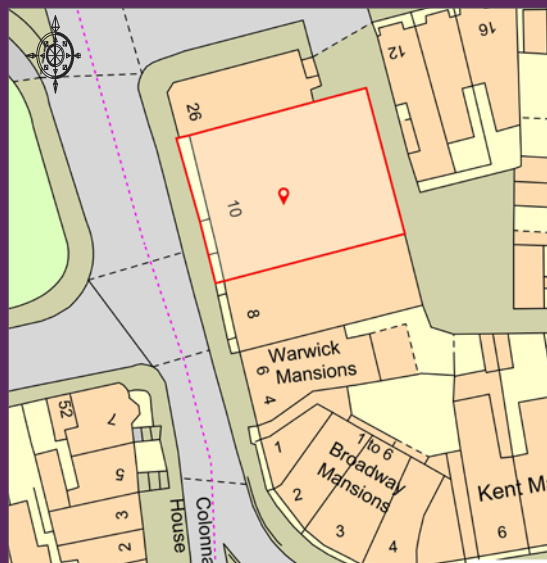
The property is located in the centre of Worthing on the High Street (A259), close to its junction with Ann Street and Warwick Street. The immediate area is predominantly commercial but there are some pockets of residential interspersed.

Worthing is one of the largest towns in West Sussex, located at the foot of the South Downs, 10 miles (16 km) west of Brighton, and 18 miles (29 km) east of Chichester. With an estimated population of approximately 110,000 and an area of 12.5 square miles (32.4 km²), the borough is the second largest component of the Brighton and Hove built-up area, which makes it part of the 15th most populous urban area in the UK.

DESCRIPTION

The building was constructed in approximately 1900 and was a former church which has been converted into a two part venue. The Alehouse which is located in the left part of the former church, is small and intimate in style and would have originally been set up as a feeder bar to Ten nightclub. Its primary use now is to provide space for private bookings such as birthday parties etc. Internally the bar servery flanks the left elevation. There is a stairwell which leads to a first floor function room and WC facilities. The cellar is at basement level.

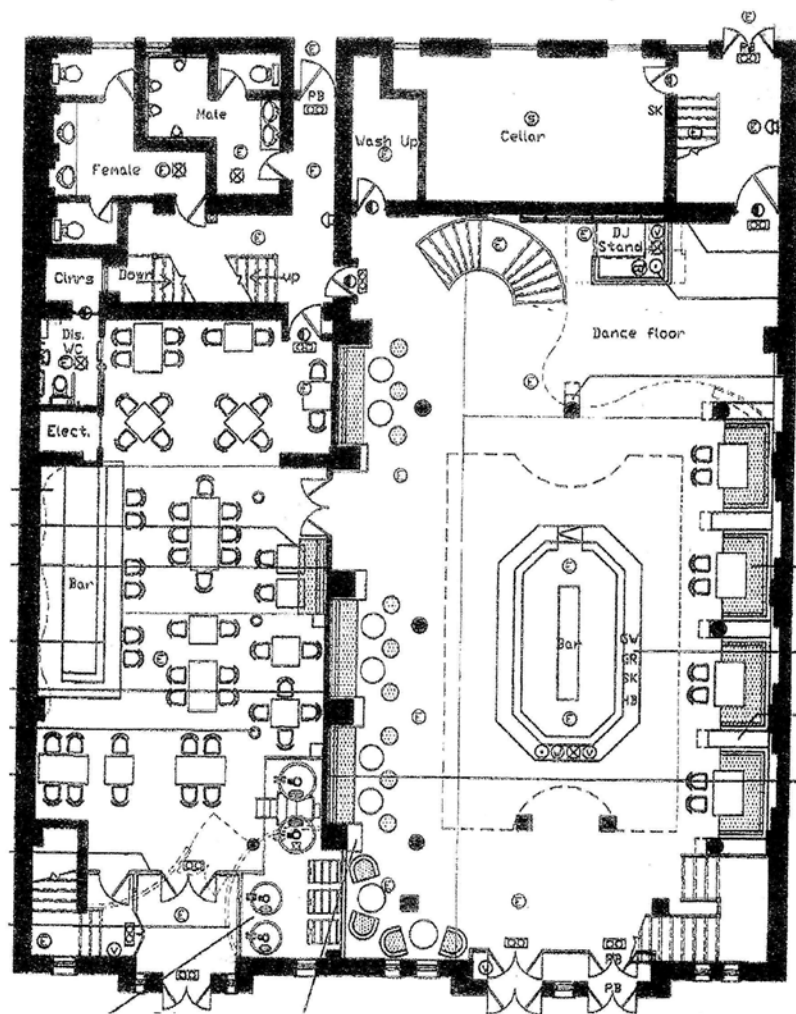
The Ten nightclub which is positioned to the right, is a large open plan nightclub which is also inter-linked to the Ale-house. This venue provides a central bar servery with open plan dancing and drinking areas, with a DJ booth at the rear. A cellar and WC facilities are also located nearby. A staircase near to the DJ booth leads to a galleried first floor trading area with additional bar servery to the rear. Tables and chairs are then positioned throughout the first floor. A commercial kitchen and various stores are located also at first floor towards the rear.



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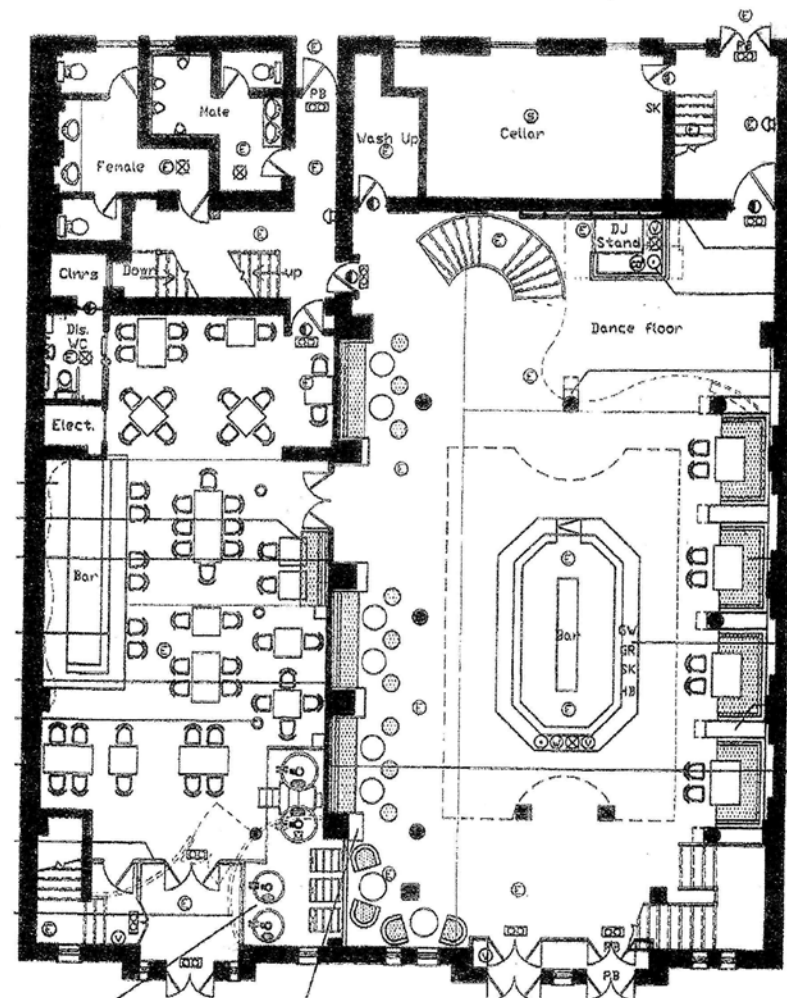
Ten Cocktail Bar
 10 High Street, Worthing
 Premises Licence LN/100001222 Plan
 Issue Date 19 March 2015



Ground Floor

[Handwritten signature]

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Ground Floor

[Handwritten signature]

PLANNING

Our informal planning enquiries confirm that the premises is permitted as nightclub use (Use Class Sui Generis). The property is Grade II Listed and it sits within Steyne Gardens conservation area.

The property also falls within flood zone 1.

PREMISES LICENCE

The property has been granted a Premises Licence in accordance with the Licensing Act 2003. The premises has the benefit of the following opening hours:-

Sunday 10:00 to 00:00

Monday to Wednesday 10:00 to 00:30

Thursday 10:00 to 02:30

Friday and Saturday 10:00 to 03:30

THE BUSINESS

Ten & Alehouse is one of Worthing's best known nightclub. The former is only operating at weekends at present with the latter currently open for parties and private bookings only.

We can confirm that for financial year end March 2019, the nightclub had a turnover in the order of £560,000 (Net of VAT). More information on the nightclub's trading performance will be provided to seriously interested parties upon request and status.



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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 £58,800.

The National Multiplier for England and Wales for 2020/21 is £0.512.

TENURE

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

EPC

The property is Grade II Listed so the EPC will not be provided.

GUIDE PRICE

Offers in the order of £795,000 are invited for the freehold. It is anticipated 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

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September 2021

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