

BRIGHTON ROCKS

6 ROCK PLACE, BRIGHTON, BN2 1PF

FREEHOLD PUBLIC HOUSE INVESTMENT
FOR SALE

savills



Krombacher

Brighton
Rocks

Brighton
Rocks

COME GET SOME
COFFEE

Cocktails!

SLOW
DOWN
SPEED LIMIT
10 MPH

7
Rock Place

Fire exit
Keep clear

BRIGHTON ROCKS, 6 ROCK PLACE, BRIGHTON, BN2 1PF

HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property Brighton Rocks Public House Limited
- Property arranged over ground, basement, first and second floors
- Current rent of £35,000 per annum
- Lease expires January 2030
- The rent is subject to five yearly open market rent reviews
- Business unaffected by sale
- [Google Street View Link](#)
- **We are instructed to invite offers in excess of £600,000 (5.6% NIY)**

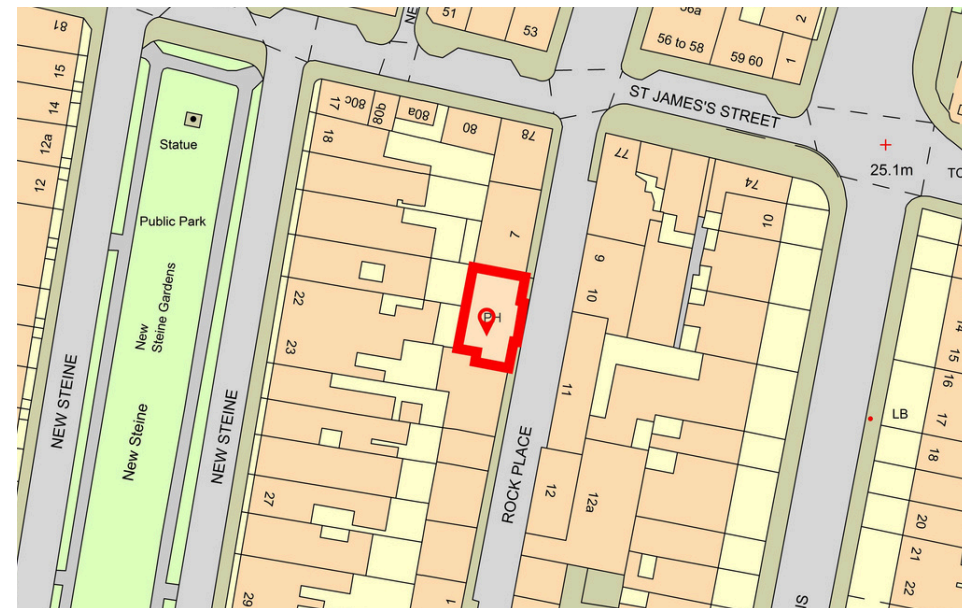
LOCATION

Located in Brighton city centre within the county of East Sussex, 20.1 miles (32.4 kilometres) south of Crawley, 41.7 miles (67.2 kilometres) east of Portsmouth and 47.5 miles (76.4 kilometres) south of central London.

The Brighton Rocks is situated fronting Rock Place which runs adjacent to Marine Parade and Brighton Beach. Nearby occupiers include the Sussex pub (Greene King) and the Kings Arms pub (Stonegate) as well as multiple independent hotels and public houses.

DESCRIPTION

The property comprises the ground, basement, first and second floor of a two storey terraced building with rendered and painted brick elevations beneath a multi pitched roof.



ACCOMMODATION

Ground Floor: The ground floor provides the customer trading area with a central bar servery and seating in three areas for approximately 40 customers. Ancillary areas comprise customer WC's, a former trade kitchen and stores.

Basement: Cellar and stores.

First Floor: The first floor comprises manager's accommodation with lounge, kitchen and office.

Second Floor: The second floor comprises two bedrooms and a bathroom.

Externally: There is a trade terrace to the front held by way of a pavement licence with seating for approximately 20 customers.

TENURE

The property is held freehold (Title Number SX133312).

TENANCY

The entire property is let to Brighton Rocks Public House Limited on a 30 year lease from 28 January 2000 at a current rent of £35,000 per annum which is subject to five yearly open market rent reviews. A rent deposit of £9,330 is held by the landlord.

PLANNING

The property is not listed however, it is situated within East Cliff Conservation Area.



VAT

It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis the purchasing entity is VAT registered.

EPC

D - 99

TERMS

We are instructed to invite offers in excess of £600,000 (5.6% NIY) assuming the usual purchasers costs.

FIXTURES AND FITTINGS

The fixtures and fittings are currently owned by the occupational tenant.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.

SIMILAR INVESTMENT OPPORTUNITIES

If you have an ongoing requirement for similar investment opportunities then please visit the following website for a selection of properties we are currently marketing:

<https://sites.savills.com/tavernportfolio>



VIEWINGS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff.

For further information and all viewing requests please contact the sole selling agents Savills.

ADAM BULLAS

07812 965 395
abullas@savills.com

HARRY HEFFER

07929 085 103
harry.heffer@savills.com

