

**GEORGE PAYNE**  
**18 PAYNE AVENUE, HOVE**  
**BN3 5HB**



**FREEHOLD PUBLIC HOUSE INVESTMENT  
FOR SALE**

**savills**



Cider & Ale House

Traditional British Food

MA20 FNK

QV12 LXX

Feeling thirsty?

# GEORGE PAYNE, 18 PAYNE AVENUE, HOVE, BN3 5HB

## HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to Z & S (Hove) Limited
- Property arranged over ground, basement and first floors
- Current rent of £66,698 per annum
- Lease expires March 2042
- The rent is subject to five yearly open market rent reviews and annual uncapped RPI
- Business unaffected by sale
- [Google Street View](#)
- **We are instructed to invite offers in excess of £975,000 (6.5% NIY)**

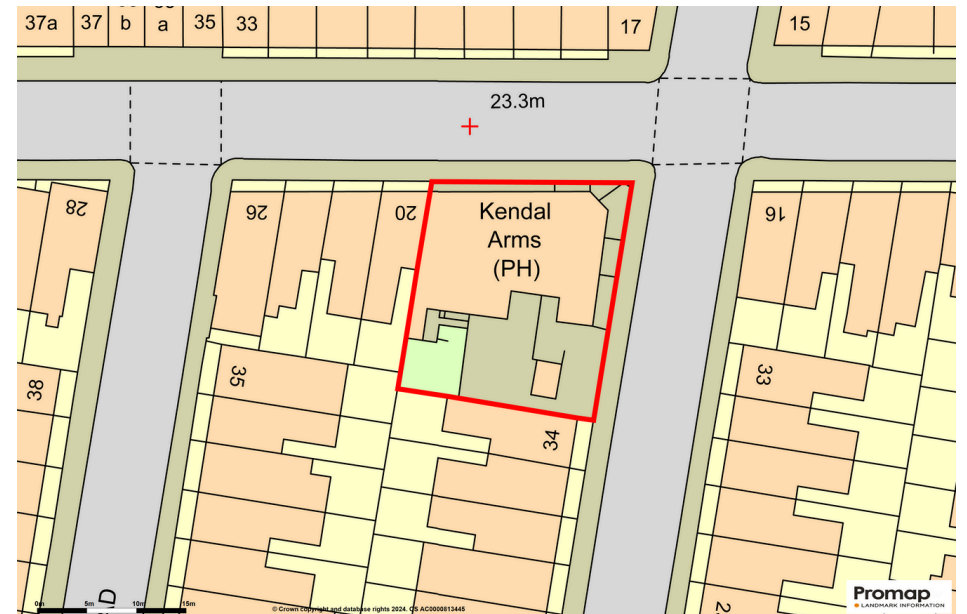
## LOCATION

Located in the seaside town of Hove on the south coast, 3.3 miles (5.3 kilometres) west of Brighton, 27.0 miles (43.2 kilometres) west of Eastbourne and 36.1 miles (57.8 kilometres) south of Tunbridge Wells.

The George Payne is situated at the intersection of Payne Avenue and Kendal Road in a residential area which is a short distance from Portland Road where there are a number of independent retailers, pubs and restaurants.

## DESCRIPTION

The property comprises the ground, basement and first floor of a two storey end of terrace building with painted rendered elevations beneath a pitched and hipped roof.



## ACCOMMODATION

---

**Ground Floor:** The ground floor provides an L-shaped trade area with central bar servery and seating for 100 customers. Ancillary areas includes customers WCs, trade kitchen and staff WC to the rear.

**Basement:** Cellar with office and stores.

**First Floor:** The first floor comprises staff accommodation with 5 bedrooms, kitchen, WC's and shower room.

**Externally:** There is an external decking trade area at the front for 40 customers with a rear trade garden and covered huts.

## TENURE

---

The property is held freehold (Title Number SX133256).

## TENANCY

---

The entire property was let to Z & S (Hove) Limited on a 20 year lease from 27 March 2022 at a current rent of £66,698 per annum which is subject to five yearly open market reviews and annual uncapped RPI (except in the open market review year). A rent deposit of £16,406 is held by the landlord.

## PLANNING

---

The property is not listed or situated within a 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

C - 55

## TERMS

We are instructed to invite offers in excess of £975,000 (6.5% 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.



GEORGE PAYNE, 18 PAYNE AVENUE, HOVE, BN3 5HB

savills

## 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

---

