



TO LET

59 West Street
Brighton, East Sussex, BN1 2RA



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Key Features

- Large late night venue
- 2.30 am License
- Prime night-time circuit position
- Near to Odeon, Revolution, Wetherspoon and the seafront
- Large private rear terrace area
- Secure courtyard to rear
- 1st floor space also available with terrace area

Location & Situation

The property is located in the heart of the city centre on West Street and in close proximity to the local landmark of the Clock Tower and the junction with North Street. This is the perhaps the busiest part of the cities night-time circuit.





Description & Accommodation

The premises comprises of a large open plan bar area, with additional 1,000 sq ft private rear terrace area.

There are both Gents and Ladies WCs in the basement with a DDA compliant WC at ground floor level too. There are also various back of house areas within the demise, that could be further utilised.

The first floor accommodation which is used by the current tenant will not form part of the new demise.

We are advised there is a late 2.30 am premises license.

The property has the following approximate NIA:

Area	Sq Ft	Sq M
Ground	3,397	315.61
Terrace	1,022	94.94
Beer cellar	1,024	104.42
Basement / WCs	1,420	131.92
Total	6,963	646.88

Additional space available by negotiation:

1st Floor - 1,991 sq ft

1st Floor Terraces - 2,592 sq ft





Rateable Value

Rateable Value 2023: £116,000.

Interested parties should make their own enquiries to satisfy themselves of their business rates liability.

EPC

We understand the property to have an EPC rating of E (121).

Planning

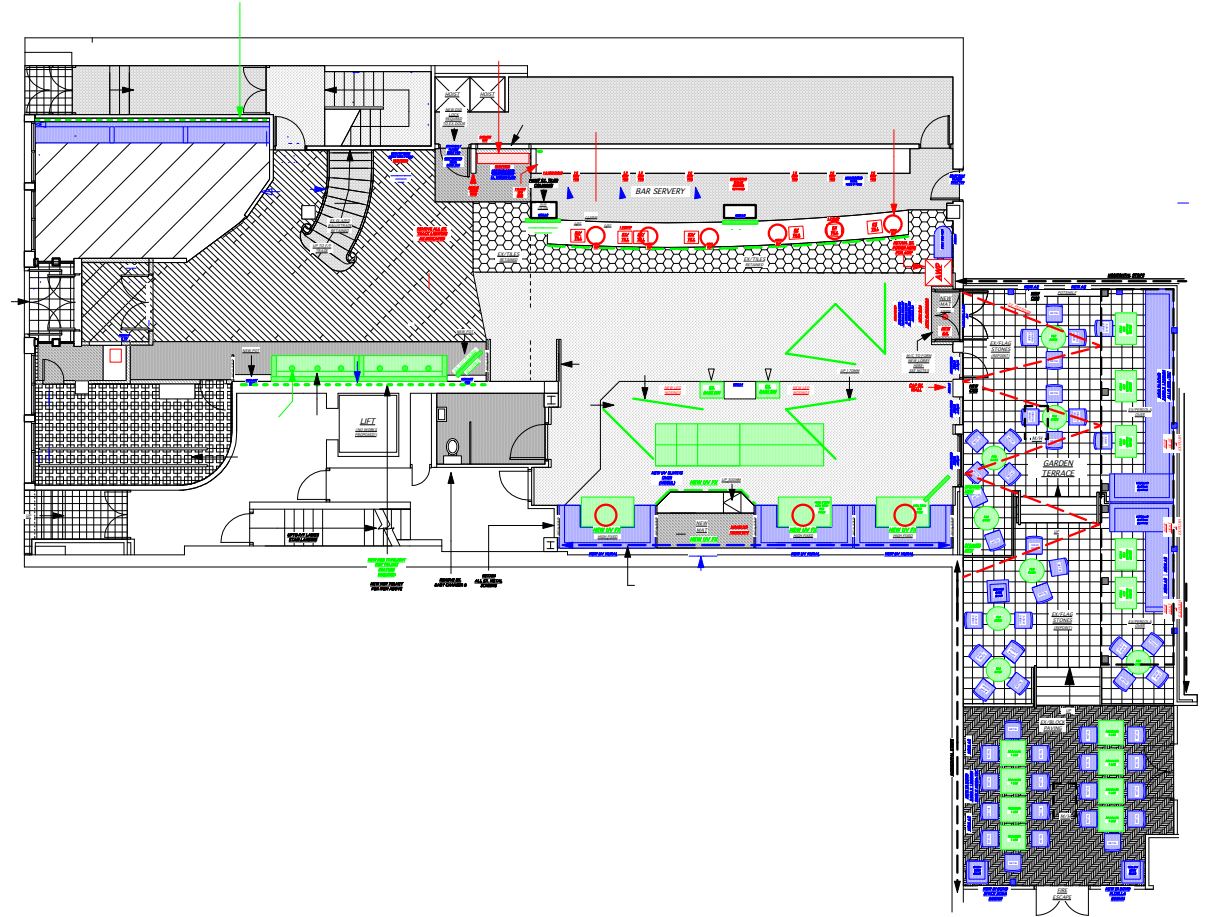
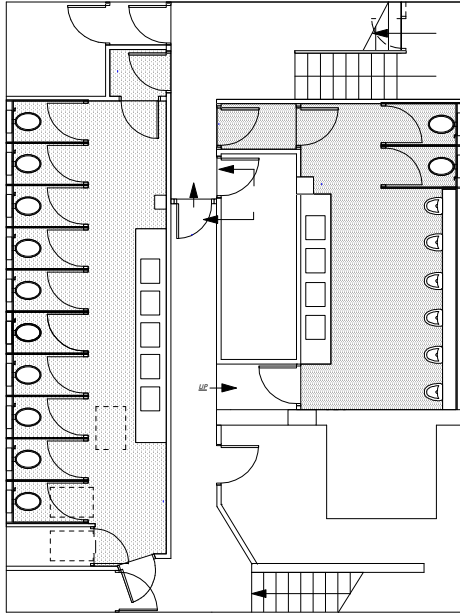
The Town & Country Planning Act divides land into various use classes. These are outlined in the Use Classes Order. Pubs and nightclubs are classed as 'Sui Generis' which means they are in a class of their own.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

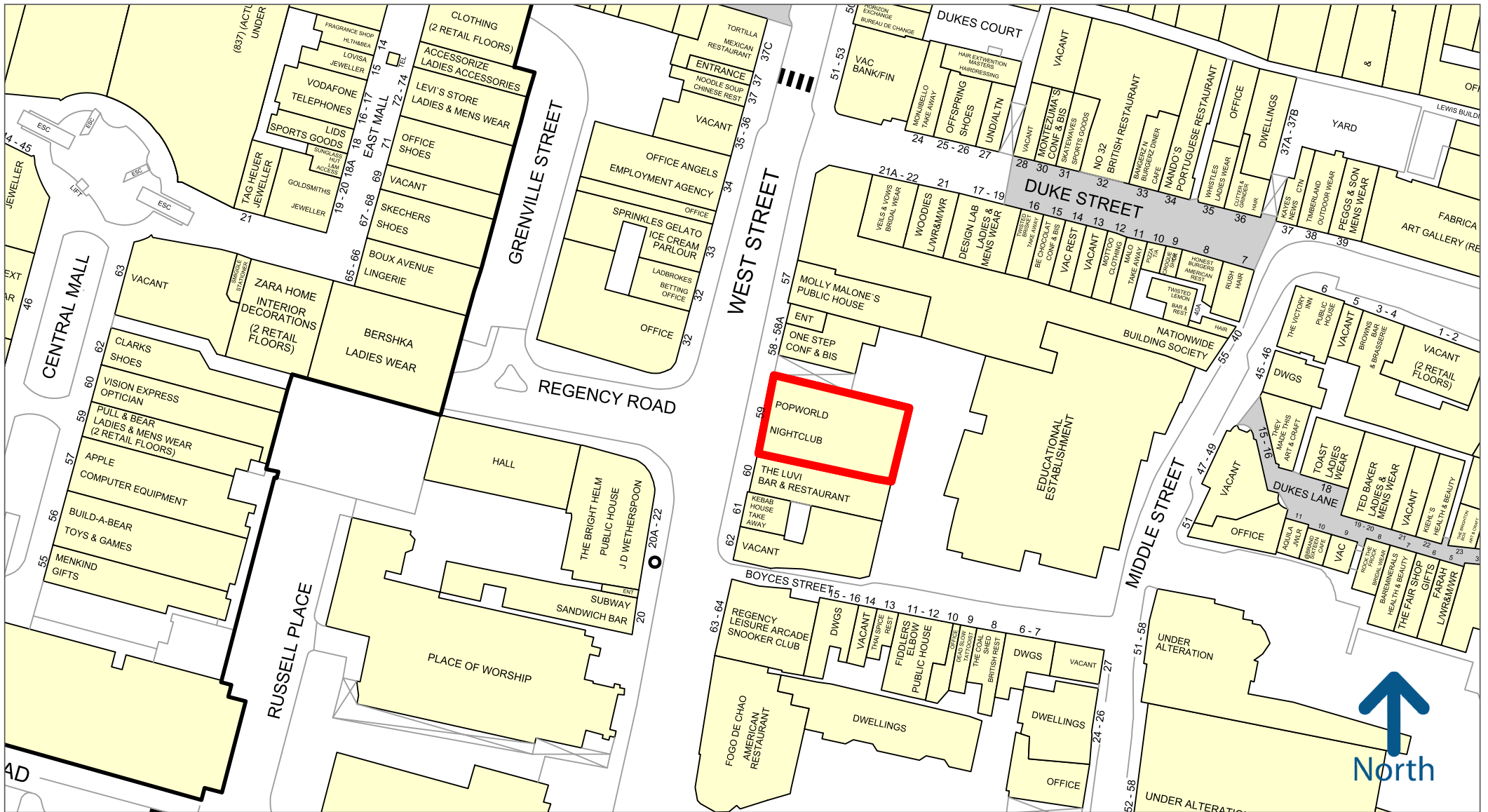




PROPOSED GROUND FLOOR PLAN 1:100



PROPOSED BASEMENT FLOOR PLAN 1:100



50 metres





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Terms

The property is available to let by way of a new full repairing and insuring lease at a rent of £185,000 per annum, exclusive, with terms to be agreed.

The premises benefits form a 2.30am license:

<https://licensingregister.brighton-hove.gov.uk/licence/14453201900567laprmv>

Legal Fees

Each party to bear their own legal costs incurred.

VAT

Rents and prices are quoted exclusive of, but may be subject to, VAT.

Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 - Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



Further Information

Please contact the sole agents Flude Property Consultants:

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