



**TO LET/FOR SALE**

62 Beaconsfield Road  
Brighton, East Sussex BN1 4QJ



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## Key Features

- Located on a main arterial road into Brighton
- Rear yard and outbuilding
- Currently trading as a tap room / micro-brewery
- Premises licence in place
- Rent - £25,000 per annum
- For Sale with offers invited in excess of £550,000
- The freehold includes a one bedroom flat on the first floor let by way of an AST.





## Location & Situation

The property is located on Beaconsfield Road which forms part of the A23 London Road - one of the main roads into Brighton city centre. The site is located approximately 1 mile north of Brighton city centre.

London Road station is located 250 metres to the east whilst Brighton station is approx 0.7 miles to the south.

## Description & Accommodation

The property comprises an end of terrace 2 storey building with residential accommodation on the first floor. The available premises is a public house on the ground floor which has exclusive use of a rear yard / garden with additional large store / shelter.

The property has the following approximate NIA:

Description	Sq Ft	Sq M
Main Building Ground Floor Retail/storage/worship	462	42.96
Open Fronted Store	534	49.59
Yard - parking/storage/circulation	692	64.30





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## Rateable Value

Warehouse & Premises: £6,900

## EPC

Ground Floor Premises: E

## Planning

The ground floor premises was granted change of use from use Class E to Public House / Wine Bar (Sui Generis) in August 2013 and is currently trading as this.





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## Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £25,000 per annum, exclusive of rates, building insurance, service charge, heating, lighting, etc.

The Freehold is for sale with offers in excess of £550,000.

The freehold includes a one bedroom flat on the first floor currently let by way of a two year AST dated 01/07/2024 at passing rent of £925 pcm increasing to £1,000 pcm from 01/07/2025.

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

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



## Viewings and Further Information

Please contact sole agents Flude Property Consultants:

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Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

