



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, Weatherspoon's and the Seafront
- Large private rear terrace area
- Available from 21 January 2023

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.





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Description & Accommodation

The premise 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	3,063 sq ft	284.55 sq m
Terrace	1,022 sq ft	94.94 sq m
Beer cellar	1,029 sq ft	95.60 sq m
WC block	658 sq ft	61.16 sq m
Total	5,772 sq ft	536.24 sq m





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Rateable Value

Rateable Value 2017: To be reassessed.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

EPC

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

Planning

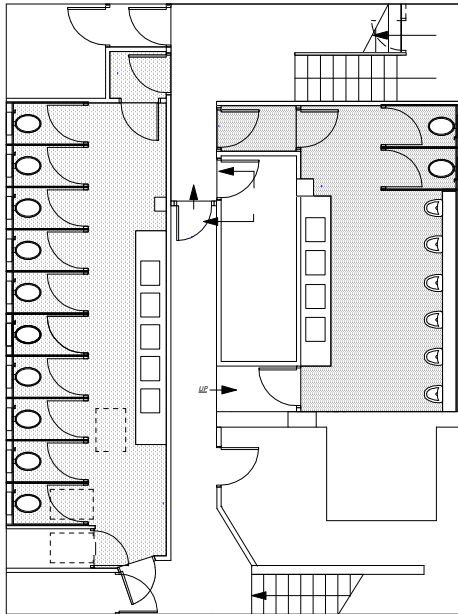
The Town & Country Planning Act divides land into various use classes. These are outlined in the Use Classes Order. Pubs and nightclubs are classed as 'Sui Generis' which means they are in a class of their own.

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



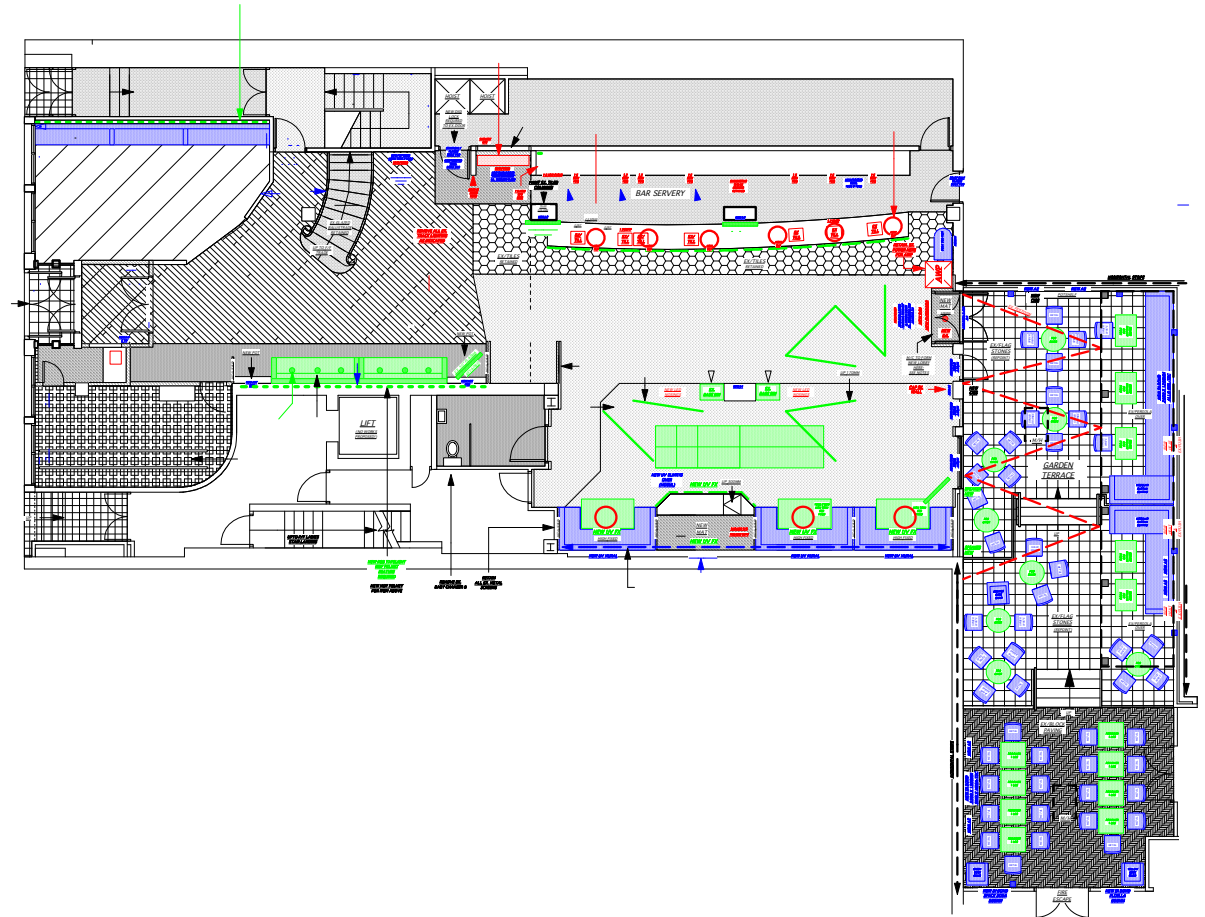


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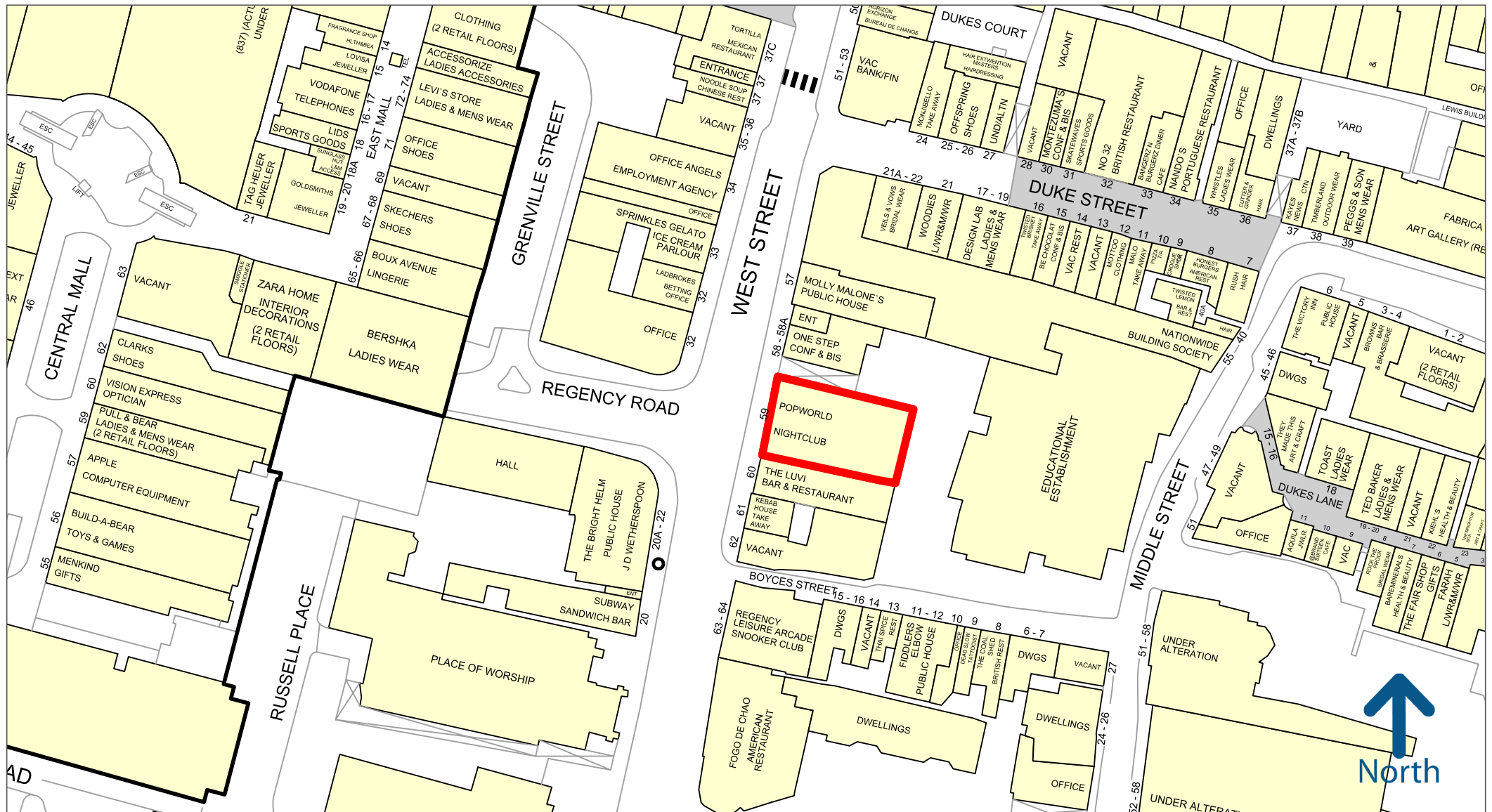
PROPOSED BASEMENT FLOOR PLAN 1:100

PROPOSED GROUND FLOOR PLAN 1:100





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Experian Goad Plan Created: 16/11/2022

Created By: Flude Property Consultants

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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 and rental offers are sought in the region of £170,000 annum exclusive.

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:

Will Thomas
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01273 727070

Alex Minchell
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01273 727070

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