



**TO LET**

The Freebutt  
1 Phoenix Place, Brighton, East Sussex BN2 9ND



## Key Features

- Vacant former public house premises
- Ground, lower ground and first floor accommodation
- Situated close to the Level public park
- Suitable for variety of uses (STP)
- Rent £65,000 per annum exclusive





## Location & Description

The premises is located on the south-west corner of the junction of Albion Street with Phoenix Place. The site is close to primary transport nodes within the city (700m from Brighton Mainline Railway Station). There are also several bus stops servicing routes both into the City Centre, and destinations to the north of the city and beyond.

The property comprises a two storey historic detached building. The ground floor was fitted out as a public house but has most recently been used for community uses. It is predominantly open plan with welfare facilities to the rear. There is also a lower ground and first floor. The lower ground floor can only be used for storage, with a restricted head height. The first floor is split into various sections with good eaves and natural light throughout.

The property is in need of a refurbishment throughout.



Area	Sq Ft	Sq M
Lower ground	440	40.88
Ground	1,385	128.71
First	1,740	161.62
<b>Total</b>	<b>3,565 Sq Ft</b>	<b>331.22 Sq M</b>



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## Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed at a rent of £65,000 per annum exclusive of all other outgoings.

## Legal Fees & VAT

Each party to bear their own legal costs incurred.

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

## Rateable Value

Rateable Value 2017: £TBC

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

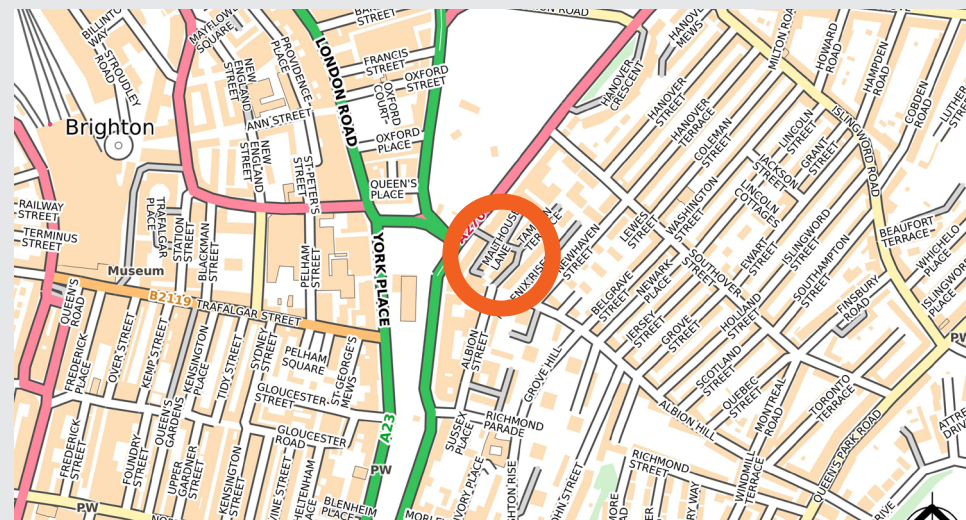
## EPC

We understand the property to have an EPC rating of G.

## Planning

We understand that the premises has dual use as a public house and community use, which fall within Sui Generis and F2(b) use within the Use Classes Order 2020.

We believe that the property is located within the Valley Gardens Conservation Area.



## Further Information

Please contact the sole agents Flude Property Consultants:

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