



**TO LET - Short Term / Long Term
in whole or part
MAY SELL**

**14-17 Manchester Street
Brighton, East Sussex BN2 1TF**



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Key Features

- Located in the popular Kemp Town area
- Just 140 metres north of the sea front and Brighton Pier
- Brighton Pavilion and Brighton City Centre 250 metres to the west
- Attractive, characterful, period building
- Late premises licence for alcohol, food and performance
- Suit various commercial uses (stp)
- Rent £70,000 per annum for the whole
- Short term let considered
- Can split and let 14-16 separately from 17
- May sell

Location & Situation

The property is situated on the east side of Manchester Street, which lies just off St James's Street, in the Kemp Town area of Brighton. The property lies in close proximity to the Seafront (140m) and the city's established leisure and entertainment district including The Pier, Soho House and Brighton Pavilion where there are a variety of bars, restaurants and nightclubs. Brighton city centre itself lies within 5 minutes walking distance.

The property is 0.9 miles (0.56 km) from Brighton Train Station and 0.1 miles (0.06 km) from Pavilion Parade, which is the main road providing access to the A27 and A23.

Location pin (what3words) : firmly.mirror.transmitted
<https://what3words.com/firmly.mirror.transmitted>





Description & Accommodation

The building is highly versatile having been originally constructed in the late 19th century for use as a billiard hall and since then has been used as a variety of uses such as a comedy venue and more recently as a live music and events venue including recording studios and famously was one of the locations for The Great Escape.

The ground floor has the benefit of a skylit restaurant/bar area with the downstairs currently arranged as a cabaret bar.

The property is to be remeasured but understood to have the following approximate GIA:

14-16

Floor	Sq Ft	Sq M
Lower ground	1,164	108
Ground	1,076	100
Total	2,240	208
Mezzanine area (if constructed)	367	35

Subject to works it is possible to self contain the lower ground floor such that this could be let independently of the ground floor.

Premises Licence

The property has an existing Premises Licence for performance of dance, live and recorded music, plays exhibition of film and the sale of alcohol & refreshments.

A copy is available on request. This may be transferable.

17

Floor	Sq Ft	Sq M
Lower ground	509	47.3
Ground	370	34.4
First	278	25.8
Second	278	25.8
Total	1,435	208





Rateable Value

There are currently 4 rating assessments for different parts of the property as follows:

Lower ground - 14-17 Manchester Street - £12,000 - bar & premises

Ground floor part 1 - 14-17 Manchester Street - £25,000 - cafe & premises

Ground floor part 2 - 14-17 Manchester Street - £1,475 - recording studios & premises

Second floor - 14-17 Manchester Street - £4,350 - offices & premises

Planning

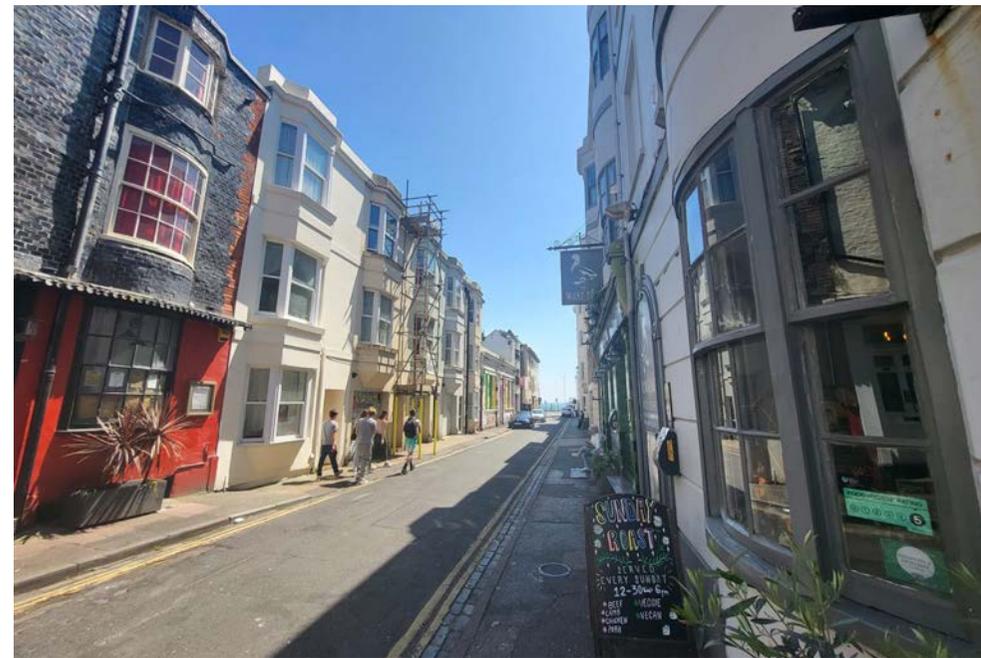
The property is currently used as a music, bar, reception venue with performing space and recording studios to the lower ground floor. From a use point of view it was last consented for a mix of D1/D2 and B1 use.

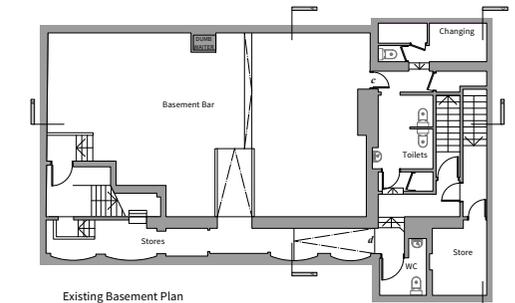
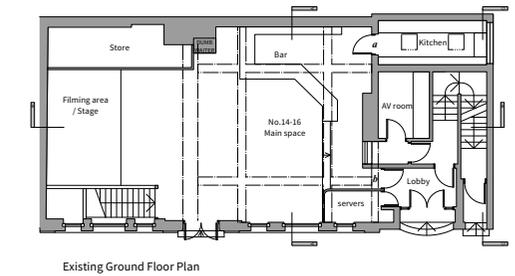
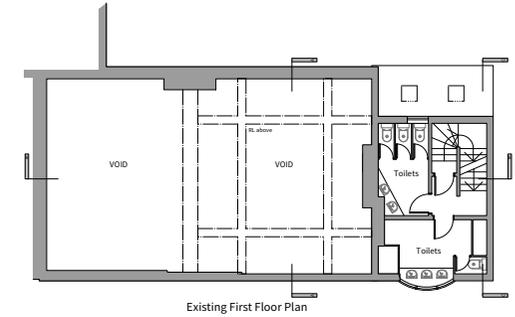
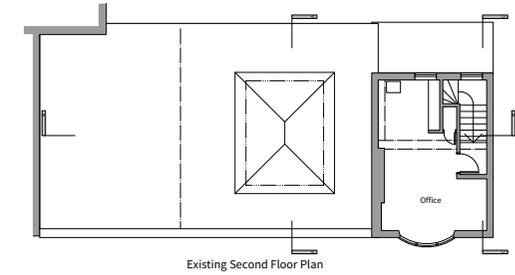
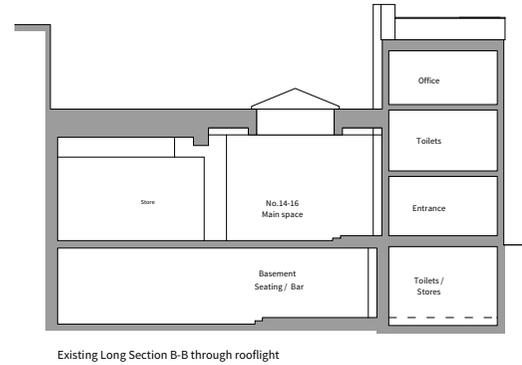
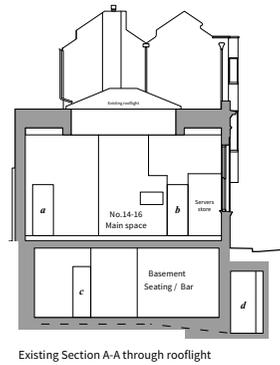
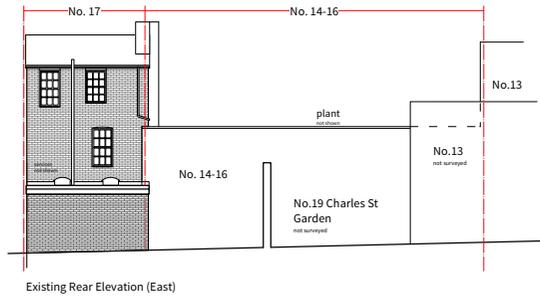
A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Planning consent was granted - ref BH2021/01095 - to self contain number 17 from Number 14-16 and convert 17 to a self contained 3 bed house.

Planning consent was granted under planning ref BH2023/00310 to self-contain the lower ground floor of 14-16 from the ground floor and undertake various alterations.

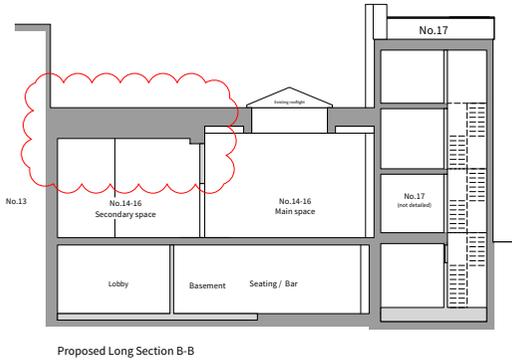
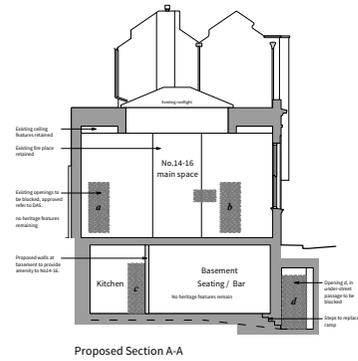
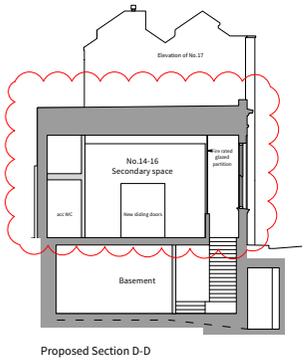
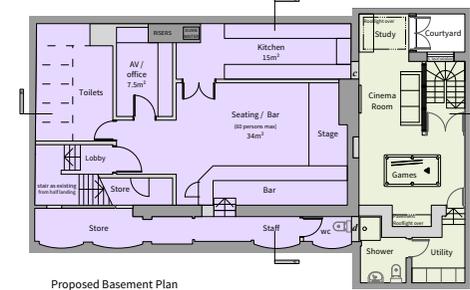
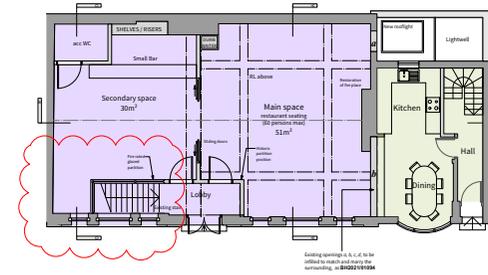
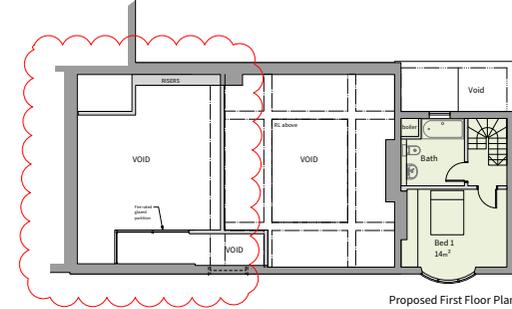
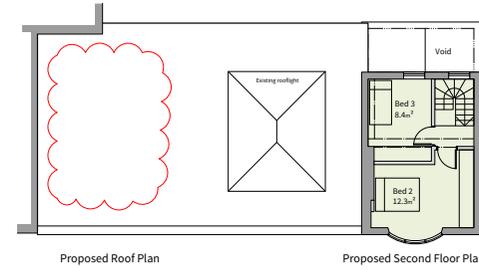
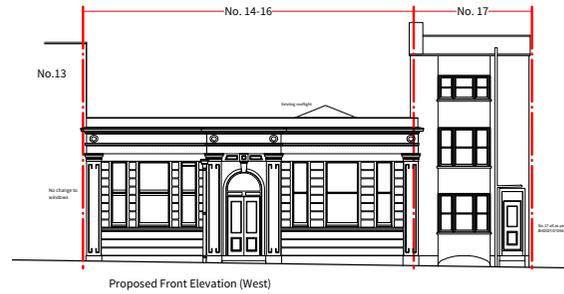
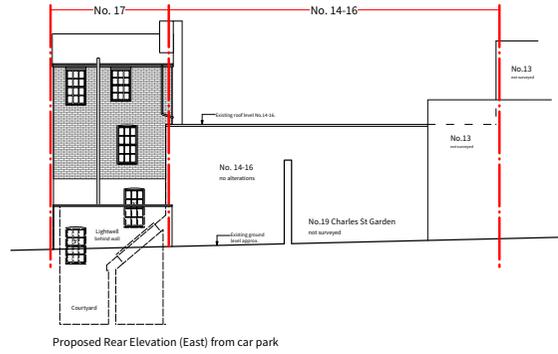
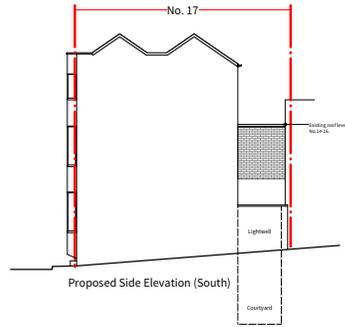
There are therefore various options as to how the property can be used/modified. Interested parties should make their own planning enquiries and satisfy themselves in this regard.





EXISTING FLOOR PLANS
For identification purposes only

Note: survey by others, SW have carried out check survey only on dimensions



PROPOSED FLOOR PLANS
For identification purposes only



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EPC

TBC.

Terms

The property is let to the current tenant until 23 February 2024. They have indicated a willingness to vacate sooner.

The entire property is available to let by way of a new effective full repairing and insuring lease for a term to be agreed at quoting rent of £70,000 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

Consideration will be given to:

- The landlord undertaking works to self contain the lower ground floor and letting this separately from the ground floor.
- A short term let in whole or part and to the possibility of selling the property.
- Splitting 14-16 from 17 and letting / selling parts independently of one another.

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.

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

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