



TO LET

Ground Floor, 59 West Street
Brighton BN1 2RA



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Key Features

- Large late night venue or restaurant opportunity
- 2.30 am Licence
- Prime night-time circuit position
- Near to Odeon, Revolution, Wetherspoons and the seafront
- Large private rear terrace area
- Secure courtyard to rear
- Further floors available if required
- Stripped back to core ready for tenant fit out

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.

Further floors can be available by negotiation.

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

The property has the following approximate NIA:

Area	Sq Ft	Sq M
Ground	3,397	315.61
Terrace	1,022	94.94
Lower ground rear	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





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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

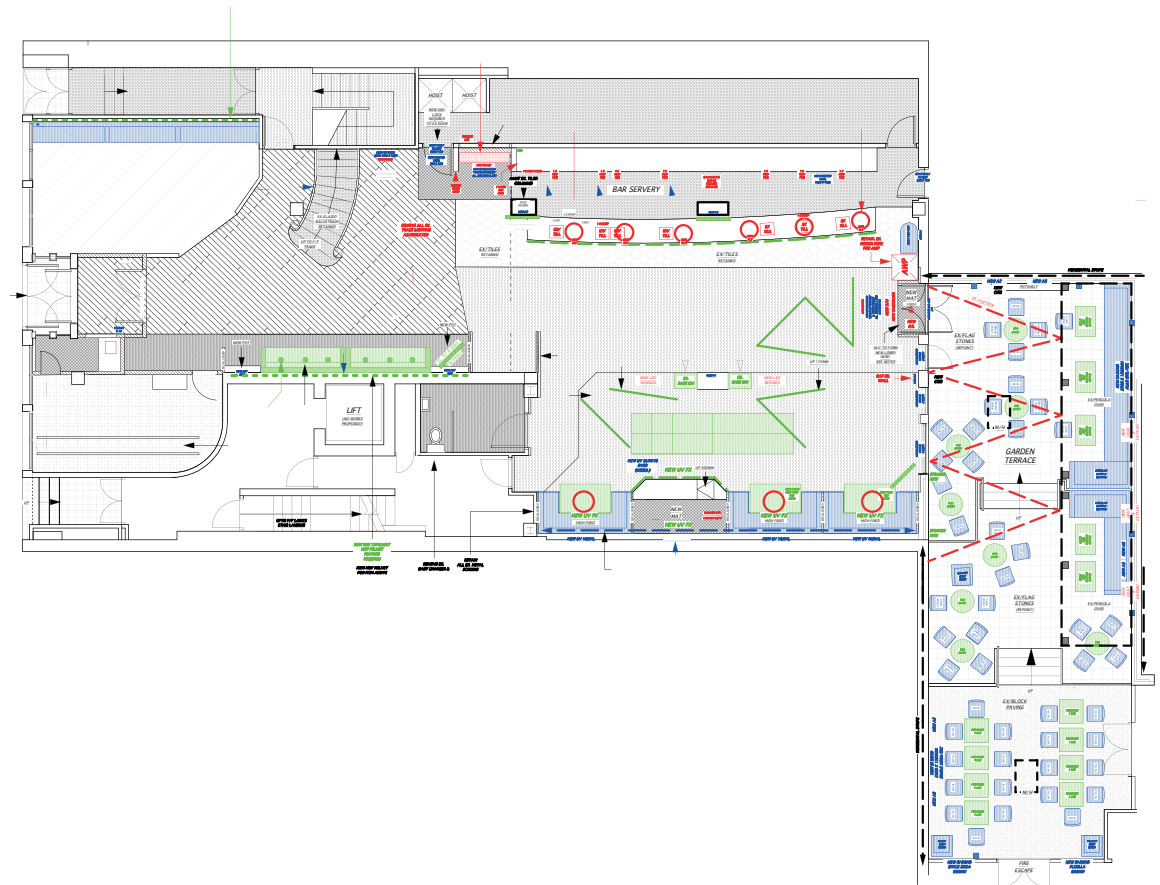
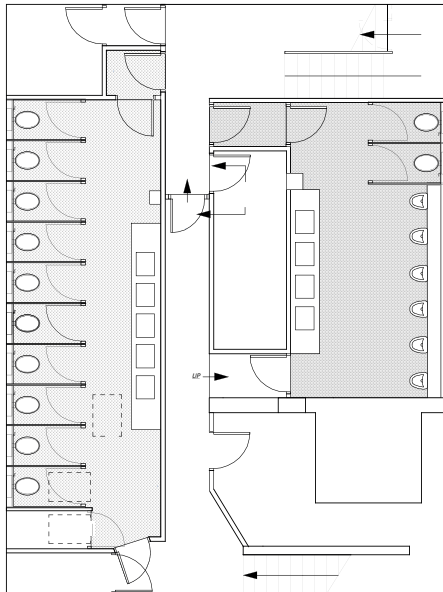
The Town & Country Planning Act divides land into various use classes. These are outlined in the Use Classes Order. Pubs and nightclubs are classed as 'Sui Generis' which means they are in a class of their own.

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





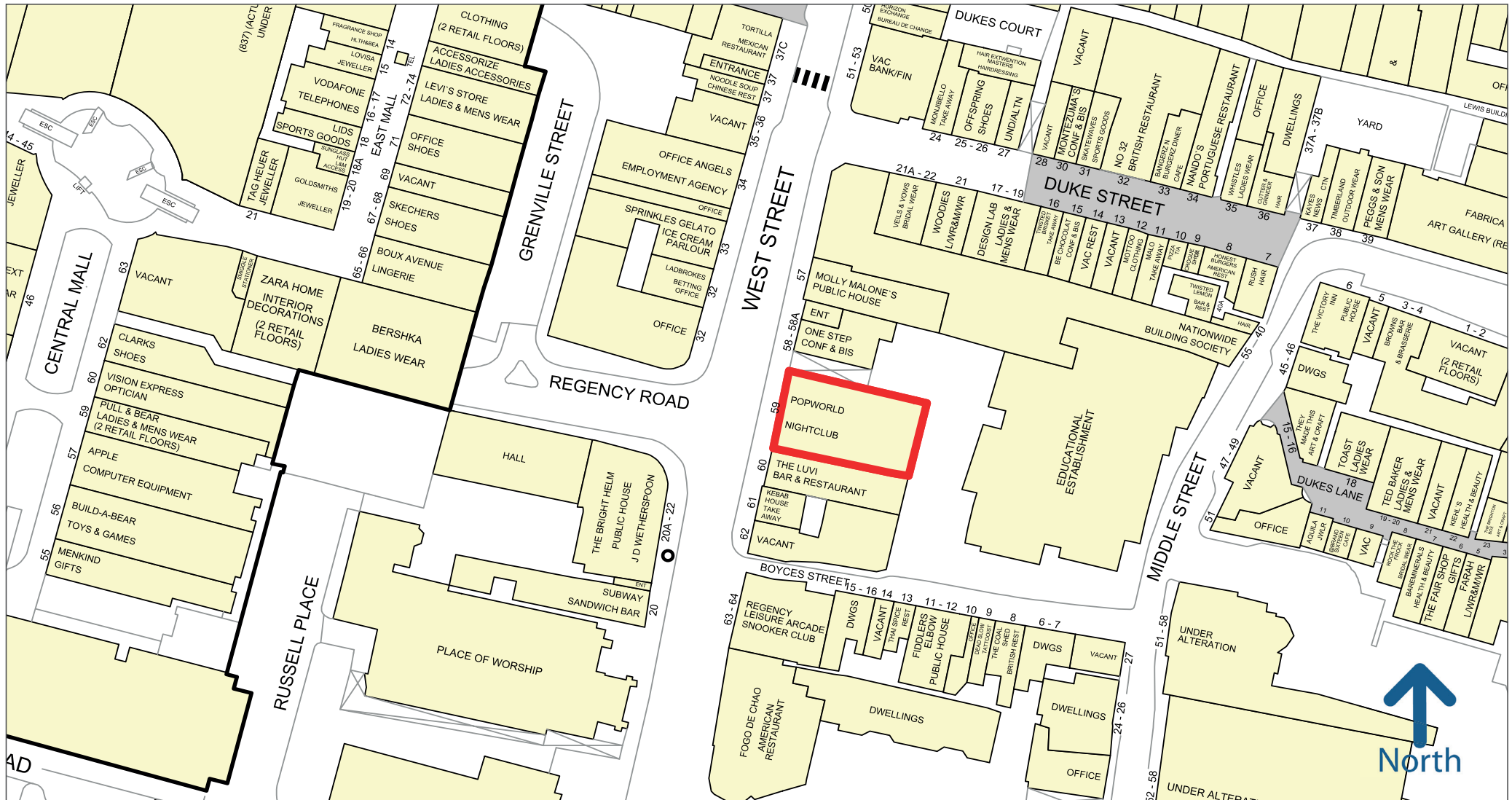
PROPOSED GROUND FLOOR PLAN 1:100



PROPOSED BASEMENT FLOOR PLAN 1:100



Ground Floor, 59 West Street
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50 metres



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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 at a rent of £185,000 per annum, exclusive, with terms to be agreed.

The premises benefits form a 2.30am licence:

<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 but may be subject to, VAT.

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.



Viewings and Further Information

Please contact sole agents Flude Property Consultants:

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Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

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.

