



**TO LET**

59 West Street  
Brighton, East Sussex, 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



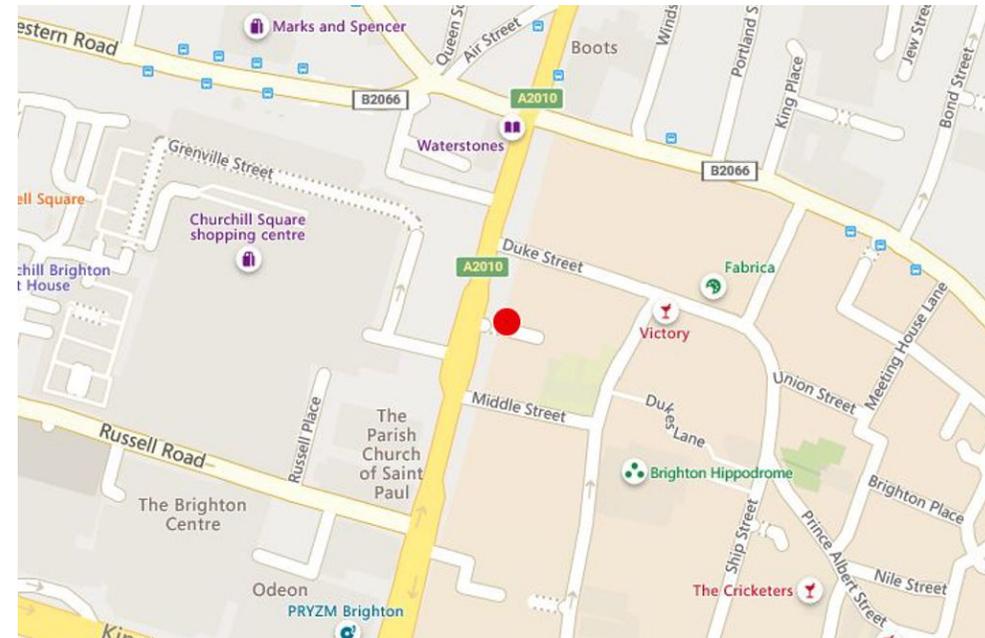


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## Location & Situation

Brighton and Hove is a vibrant and well connected city on the South Coast, offering an exceptional quality of life and a strong commercial base. The city benefits from a diverse economy, excellent transport links to London and Gatwick Airport, and a highly skilled workforce, making it an attractive location for businesses across the creative, digital, professional, and financial sectors.

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 comprise a large open-plan bar area, together with an additional 1,000 sq ft private rear terrace.

Male and female WC facilities are located at basement level, with a DDA-compliant WC provided at ground floor level.

We are advised that the premises benefit from a late licence permitting operation until 2:30 am:

<https://licensingregister.brighton-hove.gov.uk/licence/14453201900567laprmv>

Further floors can be available by negotiation.

1st Floor - 1,991 sq ft

1st Floor Terraces - 2,592 sq ft

The property has the following approximate NIA:

Area	Sq Ft	Sq M
Ground Floor	3,397	315.58
Terrace	1,022	94.94
Lower Ground Rear	1,024	95.13
Basement / WCs	1,420	131.92
Total	6,963	646.86





## Rateable Value

Rateable Value 2023: £116,000.

## EPC

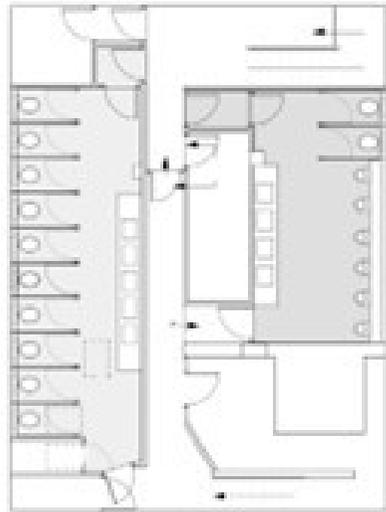
We understand the property to have an EPC rating of E (121).

## 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.



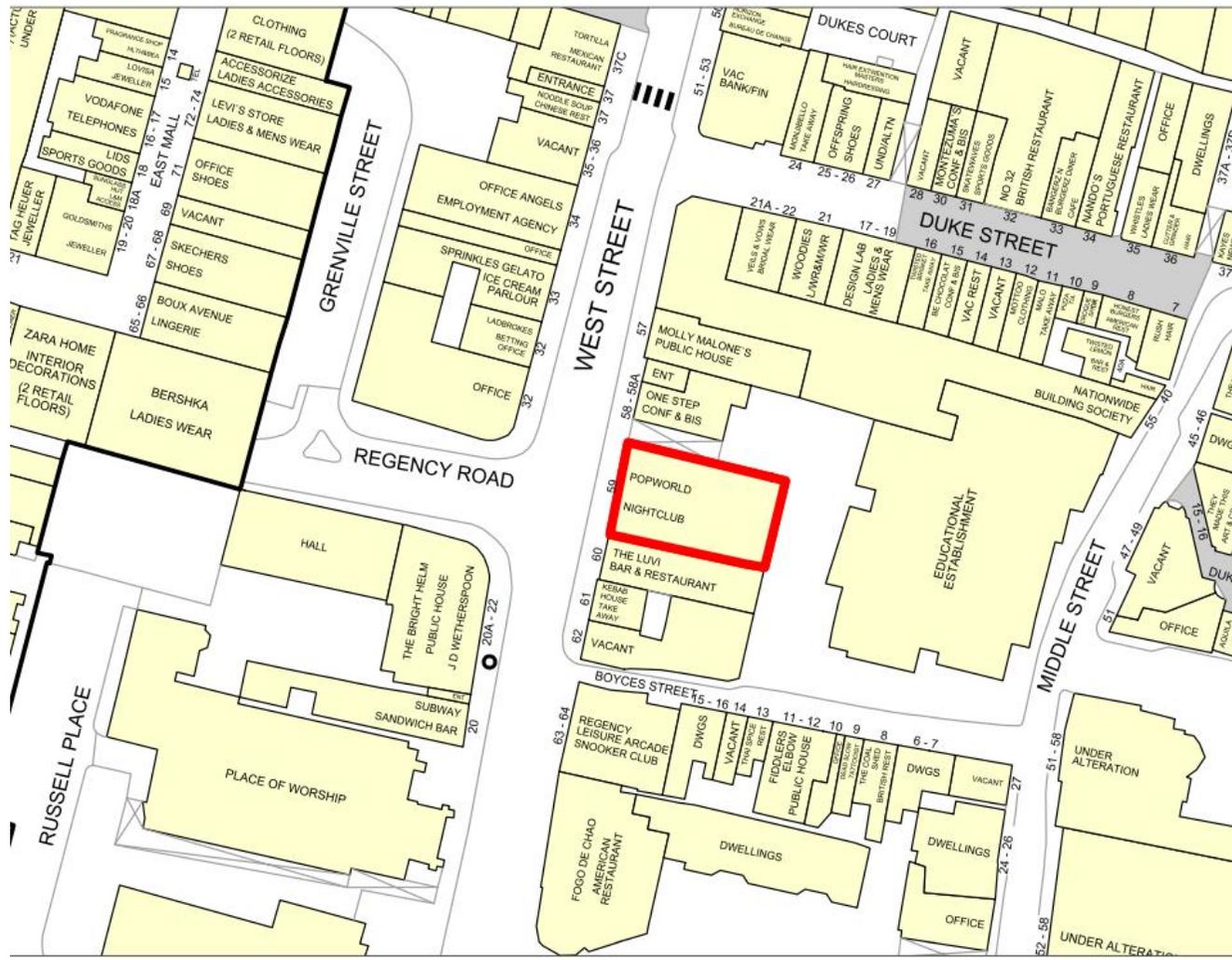


*PROPOSED GROUND FLOOR PLAN 1:100*



*PROPOSED BASEMENT FLOOR PLAN 1:100*

FLOOR PLAN For identification purposes only.



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For more information

GOAD PLAN For identification purposes only.



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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.

## 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

In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as confirming the source and availability of funds. Please note that we must obtain and record this information before any transaction can be formalised or contracts exchanged.



## Further Information

Please contact the sole agents Flude Property Consultants:

Will Thomas  
w.thomas@flude.com  
07786 234006

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.

6 February 2026

