

BEST OFFERS
to be submitted by
midday 25 Sept 2026



FOR SALE

**The West Hill Tavern
67 Buckingham Place, Brighton BN1 3PQ**



Key Features

- Prominent corner location on junction of Buckingham Place and Howard Place
- Within 250 metres of Brighton Station and 350 metres of Seven Dials
- Long established public house
- 2 bed flat to the 1st floor with separate access
- Suitable for ongoing pub use or conversion to alternative uses subject to planning
- **Best offers to be submitted by midday 25th September 2026.**
Instructions for best bids are provided at the end of these details.

Location

The property is situated in the West Hill area of Brighton. It is positioned midway between Brighton Station and Seven Dials, just a 2-minute walk from the station.

West Hill is a, largely residential, designated conservation area in Brighton situated on the hill rising west from Brighton railway station toward Seven Dials. Developed in the 1840s and 50s, it is known for its late Victorian architecture, strong community feel, and proximity to the city centre, featuring a mix of small terraced houses and larger semi-detached villas.





Description

The property comprises a corner pub located on the junction of Buckingham Place and Howard Place, built, we understand, in the 1850s.

The accommodation is arranged over basement (providing beer cellars and stores), ground (the main pub and customer WCs) and first (2 bed flat with lounge, kitchen, bathroom and commercial kitchen for the pub) floors.

There is a small garden at the rear of the property.

Accommodation

The property has the following approximate Gross Internal Areas:

	Sq Ft	Sq M
Basement	417	38.78
Ground Floor	1191	110.65
First Floor	772	71.76
Total	2,381	221.18





Planning

The prevailing public house use is classed as Sui Generis whilst the flat falls under the Class C3 under the Use Classes Order.

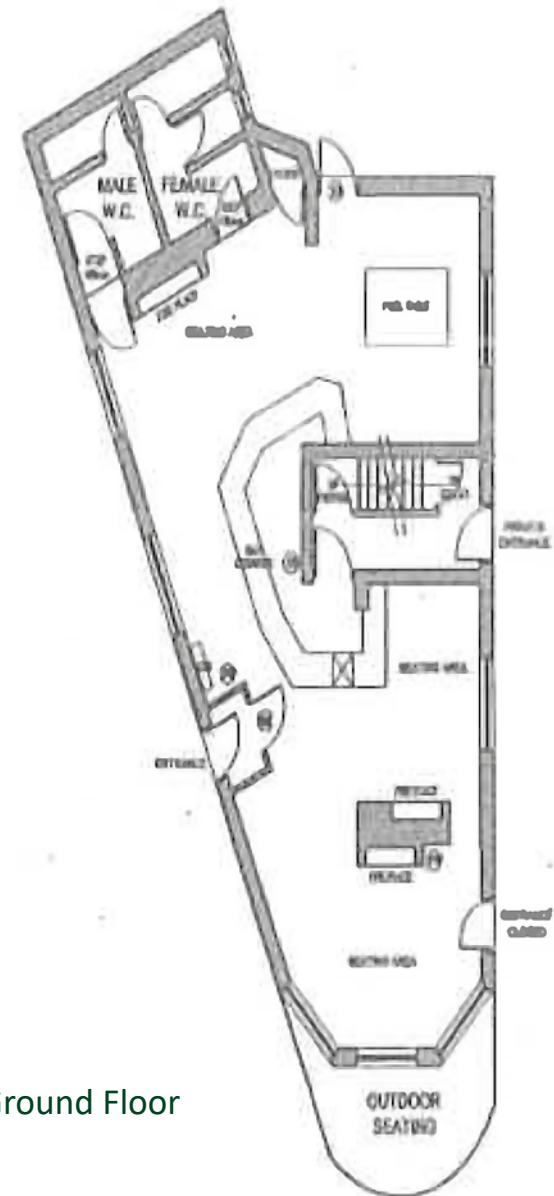
The property has potential to convert to alternative uses, subject to planning.

Interested parties are advised to make their own enquiries to confirm the prevailing planning position and the potential for alternative uses.

EPC

C - 73

Ground Floor





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Terms

Offers are invited in the region of £375,000 for the freehold interest with vacant possession on completion.

Business Rates

Rateable Value (2026): £11,500

VAT & Legal Fees

Prices are quoted exclusive of VAT. We are informed that the property is VAT elected. Each party to bear their own legal costs incurred.

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.



Viewings and Further Information

Please contact sole agents Flude Property Consultants:

Andrew Halfacree
a.halfacree@flude.com
01273 727070

Nick Martin
n.martin@flude.com

Will Thomas
w.thomas@flude.com

www.flude.com

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.





Subject to Contract

To whom it may concern

Dear Sir / Madam

Invitation for Offers for The West Hill Tavern, 67 Buckingham Place, Brighton, BN1 3PQ

By no later than 12:00 on Friday 25th September 2026

We are instructed to invite best offers for the above property. Offers should be submitted in writing by email for the attention of:

Andrew Halfacree - a.halfacree@flude.com / Nick Martin - n.martin@flude.com

Please note that our client has a preference for unconditional offers. Whilst subject to planning offers may be considered.

Offers should include the following information:

1. Purchaser

Full details of the proposed purchaser. We are legally obliged to undertake Anti-Money Laundering checks on proposed purchasers. Therefore, please provide details of the purchasing entity as part of your offer.

2. Purchase Price

Proposed purchase price. This will be exclusive of VAT. NB - we are advised that the property is elected for VAT.

The purchase price should not reference other bids for example 'Ex more than the highest bid'.

3. Approvals

Details of any approvals required to proceed with the proposed acquisition and timescales associated with obtaining approvals.

4. Funding

Confirmation of how the purchase will be funded. We will need to see proof and source of funds.

5. Timescales

Please outline your proposed timetable for exchange and completion. A 10% deposit will be payable on exchange.

Flude Group Ltd.
Registered Office Pavilion View, 19 New Road, Brighton, BN1 1UF. Registered in England No. 03287836

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH

AGENCY / LEASE ADVISORY / MANAGEMENT / RATING / VALUATION / INVESTMENT / DEVELOPMENT





6. Due Diligence

An outline of the due diligence you have undertaken to date, and confirmation that the site has been inspected.

7. Conditions

Confirmation of any conditions to which your offer is subject and the timetable for removal/clearance of these.

8. Solicitors

Details of your solicitor, including name of whom will be dealing with the matter, address, email, and telephone number.

9. Additional information

Please provide any further information, you feel would be relevant to support your offer or any other information you believe is relevant – i.e. purchase dependent on sale of other property.

NB - Our instructions are that the property is sold as seen and there is no stock or glassware to be purchased by the buyer. All fixtures and fittings, chattels and detritus owned by the Vendor in-situ on the day of Completion are included in the sale. All third-party items such as beer dispense and/or beer flow monitoring equipment are excluded from the sale and the vendor reserves the right to remove any such third-party items.

The vendor runs the business of a leased estate, has never occupied the property and does not have knowledge of the day to day running of the property and will therefore not respond to CPSE or any pre-contract enquiries.

The vendors reserve the right not to accept the highest or any offers received.

Yours faithfully

Flude Property Consultants