



A3 (RESTAURANTS AND CAFES) / PUB / BAR / CLUB / RESTAURANT / CAFE TO LET

## VILLAGE

129 Islingword Road, Brighton, BN2 9SH

FREE OF TIE, COMMUNITY PUB & KITCHEN WITH  
INCOMING PRODUCING HMO. LEASE & BUSINESS  
FOR SALE- NEW 10/15 YEAR LEASE AVAILABLE

£55,000 PAX

1,697 SQ FT

**Eightfold**  
property

Tel:01273 672 999

Website:www.eightfold.agency



# Summary

<b>Available Size</b>	1,697 sq ft
<b>Rent</b>	£55,000 per annum per annum exclusive of rates, VAT & all other outgoings.
<b>Rates Payable</b>	£5,389.20 per annum Subject to status an incoming tenant could qualify for 100% small business rate relief & not pay any business rates.
<b>Rateable Value</b>	£10,800
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	The incoming tenant to make a contribution of £3000 plus VAT towards the costs of the landlord & the assignor. An unconditional undertaking to be provided prior to release of papers.
<b>EPC Rating</b>	EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Pub/ Restaurant	894	83.06
Basement - Kitchen/ Storage/ office	803	74.60
1st - 4 Lettings rooms/Kitchen/ bathroom	-	-
2nd - 2 letting rooms/ bathroom	-	-
<b>Total</b>	<b>1,697</b>	<b>157.66</b>

## Description

Comprising a free of tie public house on the ground floor with kitchen & storage in the basement. There is 80 covers internally with a further 20 externally on a decking area. In addition to the commercial element there is a 6 room HMO situated on the upper floors accessed from the rear which produces an income of £4500 per calendar month. The property benefits from both alcohol licences for both o & off sales as well as for the performance music & performance of dance.

## Location

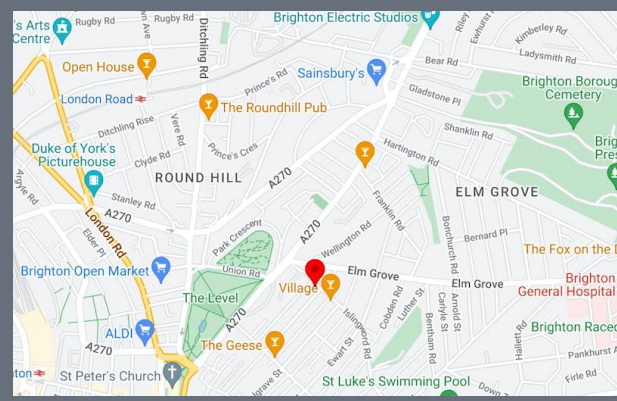
The property is located on the corner of Islingword Road & Coleman Street in the densely populated Hanover area to the east of Brighton City centre. Brighton racecourse is a few minutes walk to the east whilst Brighton Station, The seafront & the city centre are all within walking distance.

## Terms

Offers are invited in the region of £150,000 for the lease, goodwill & fixtures & fittings. We are advised that the landlord will offer a potential tenant a new full repairing & insuring lease for a term of 10/15 years at a rent of £55,000 per annum payable quarterly in advance. The pub currently trades mon-sun 8.30-11pm & midnight on Friday & Saturday. The current turnover is in the order of £10,000 per week not including the income from the HMO or the income from the kitchen franchise which we understand to be an additional £30,000 per annum.

## AML

Interested parties will be required to provide passport/ driving licence & proof of address to proceed. Where a company shareholders that have an interest of 25% or more will also be required to.



## Get in touch

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## Eightfold Property

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# Floorplan

Approximately 1159 sf total



# Floorplan

Approximately 803 sf total

