



Brighton
, BN2

Well Established Freehold Nightclub For Sale

2,950 sq ft
(274.06 sq m)

- 2am Alcohol and Entertainment Licence 7 days a Week
- Freehold Sale
- Established in the Area for Many Years
- Very Busy Location
- Great Transport Links

Summary

| | |
|----------------|--------------|
| Available Size | 2,950 sq ft |
| EPC Rating | Upon enquiry |

Description

A well established Nightclub and Live Entertainment Venue fitted out to a very good standard with formal seating for up to 140 guests and with a standing capacity of 220. There is also a small mezzanine level, and a 1st floor which houses the kitchen, staff toilets and storage. On the 2nd floor there is a small office, additional staff toilets and further storage rooms.

Location

The premises are located in a busy road just minutes away from the Marine Parade Seafront in Brighton. Easily accessible by all modes of transport and close to many independent shops and restaurants.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m |
|-----------|-------|--------|
| Ground | 1,600 | 148.64 |
| Mezzanine | 350 | 32.52 |
| 1st | 500 | 46.45 |
| 2nd | 500 | 46.45 |
| Total | 2,950 | 274.06 |

Tenure

We are instructed to sell the Freehold of the entire building with a tenant in situ on a 10 year FRI lease at an annual rent of £65,000 per annum exclusive.

Price

Offers in excess of £750,000.

VAT

May be applicable.

Licence/Planning

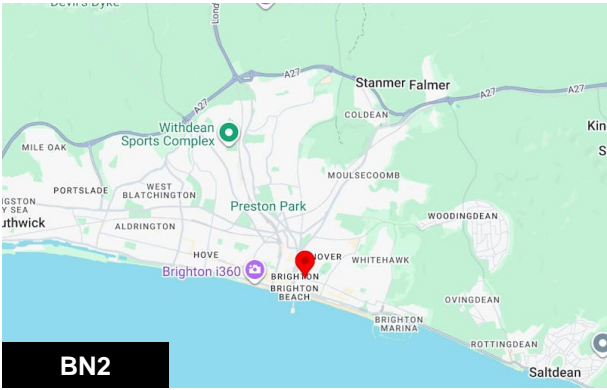
The premises benefit from Sui Generis planning consent with a premises licence in place to serve alcohol with or without the provision of food until 2am every day of the week. The licence also permits stage performances and live music.

Confidentiality

This sale is highly confidential and under no circumstances should a direct approach be made to staff as they are unaware of an impending sale.

Holding Deposit

A holding deposit will be required to secure the property which will allow a period of exclusivity and will be held in the CDG Leisure client account.



Viewing & Further Information



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