



A3 (RESTAURANTS AND CAFES) / HEALTHCARE / LEISURE / OFFICE / OTHER - HEALTH / NURSERY / CHURCH / EDUCATION / PUB / BAR / CLUB / RESTAURANT / CAFE / RETAIL / HIGH STREET RETAIL / RETAIL - IN TOWN TO LET

## 59 WEST STREET

Brighton, BN1 2RA

LICENSED PUB/ BAR PREMISES WITH HI SPEC  
REFURBISHED OFFICES TO LET IN CENTRAL  
BRIGHTON £185,000-£420,000 PAX  
5,797 TO 13,518 SQ FT

**Eightfold**  
property

Tel:01273 672 999  
Website:www.eightfold.agency

# Summary

<b>Available Size</b>	5,797 to 13,518 sq ft
<b>Rent</b>	£185,000 - £420,000 per annum exclusive of rates, VAT & all other outgoings.
<b>Business Rates</b>	To be assessed.
<b>Service Charge</b>	A service charge will be payable based on a fair proportion of expenditure to the building.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	E (121)

## Description

The premises comprises a large predominantly open plan space that has previously traded as a bar. Our clients have stripped the space back to shell & core but we feel could be suitable for a variety of uses including Restaurant, Retail, Bar or Leisure uses (STNC). In addition to the ground floor is a lower ground floor & basement area where WC's were located as well as a large outside terrace. The premises has a 2:30am late licence which we are advised can be transferred to an incoming party. <https://licensingregister.brighton-hove.gov.uk/licence/144532019005671aprmv>. The building has had a new insulated roof along with new windows on the upper floors & new EPC will be carried out shortly of which it is anticipated the previous rating will greatly improve. Please note the ceiling heights are as follows: Ground floor 3.85m, Rear lower mezz 2.7m, Basement 2.6m, Upper floors 2.65m.

## Location

The property is located on West Street in central Brighton, close to the seafront, Churchill Square Shopping Centre & The Lanes. Nearby occupiers include TGB Spa, Tortilla, ITSU, Nando's & Honest Burger whilst a new Premier Inn is currently being constructed a few hundred yards south of the property.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	3,397	315.59
Ground - Terrace	2,240	208.10
Lower Ground - Beer Store	1,029	95.60
Basement	1,371	127.37
1st	1,946	180.79
2nd	1,962	182.28
3rd	1,935	179.77
4th	1,878	174.47
<b>Total</b>	<b>15,758</b>	<b>1,463.97</b>

## Terms

Available by way of a new effective full repairing & insuring lease for a minimum term of 10 years with provision for 5 yearly rent reviews

## Additional Accommodation

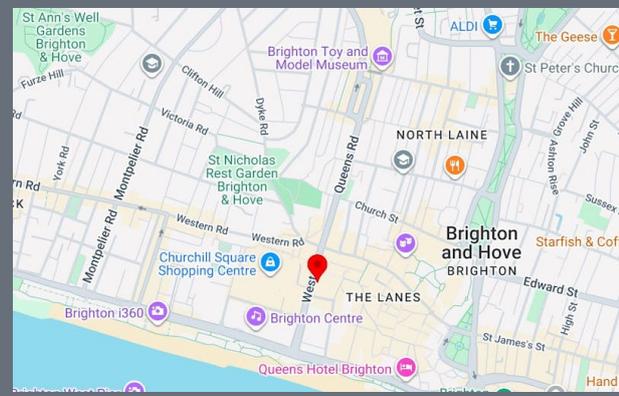
The upper floors have been converted into office space & comprise a total of 7721 sq ft (717.3 sq m) & can be made available in addition to the space offered at an additional cost. The cost of the whole building would be £420,000 per annum exclusive. bespoke options on request.

## Planning

The premises is previously traded as a Pub/ Bar falling under the 'Sui Generis' Use Class under the Town & Country Planning Act. The premises could be used for a variety of alternative uses (subject to planning permission).

## Anti Money Laundering Regulations 2017

Due to Government legislation we are legally obliged to under take Anti Money Laundering checks & request proof of funds. Where required checks will need to be carried out & at a cost of £50 plus VAT for each shareholder with a 25% stake in the acquiring entity.



## Get in touch

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## Eightfold Property

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# Energy performance certificate (EPC)

59 West Street  
BRIGHTON  
BN1 2RA

Energy rating

**E**

Valid until:

**30 October 2029**

Certificate  
number:

**0396-2204-2730-1390-7103**

Property type

D2 General Assembly and Leisure plus Night  
Clubs and Theatres

Total floor area

1,438 square metres

## Rules on letting this property

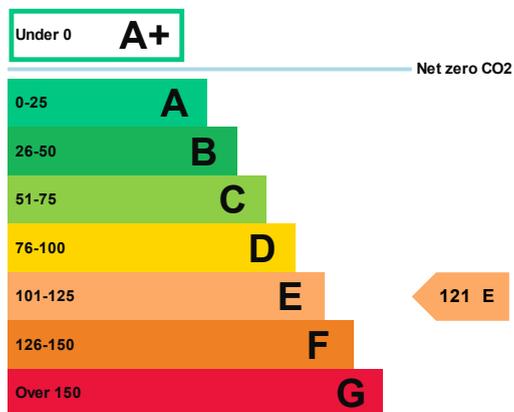
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is E.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



## How this property compares to others

Properties similar to this one could have ratings:

If newly built

37 B

If typical of the existing stock

109 E

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	4
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	115.21
Primary energy use (kWh/m <sup>2</sup> per year)	679

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9200-7933-0421-4170-2064\)](/energy-certificate/9200-7933-0421-4170-2064).

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Simon Beeching
Telephone	07740 405 603
Email	<a href="mailto:simon.beeching2@btinternet.com">simon.beeching2@btinternet.com</a>

### Contacting the accreditation scheme

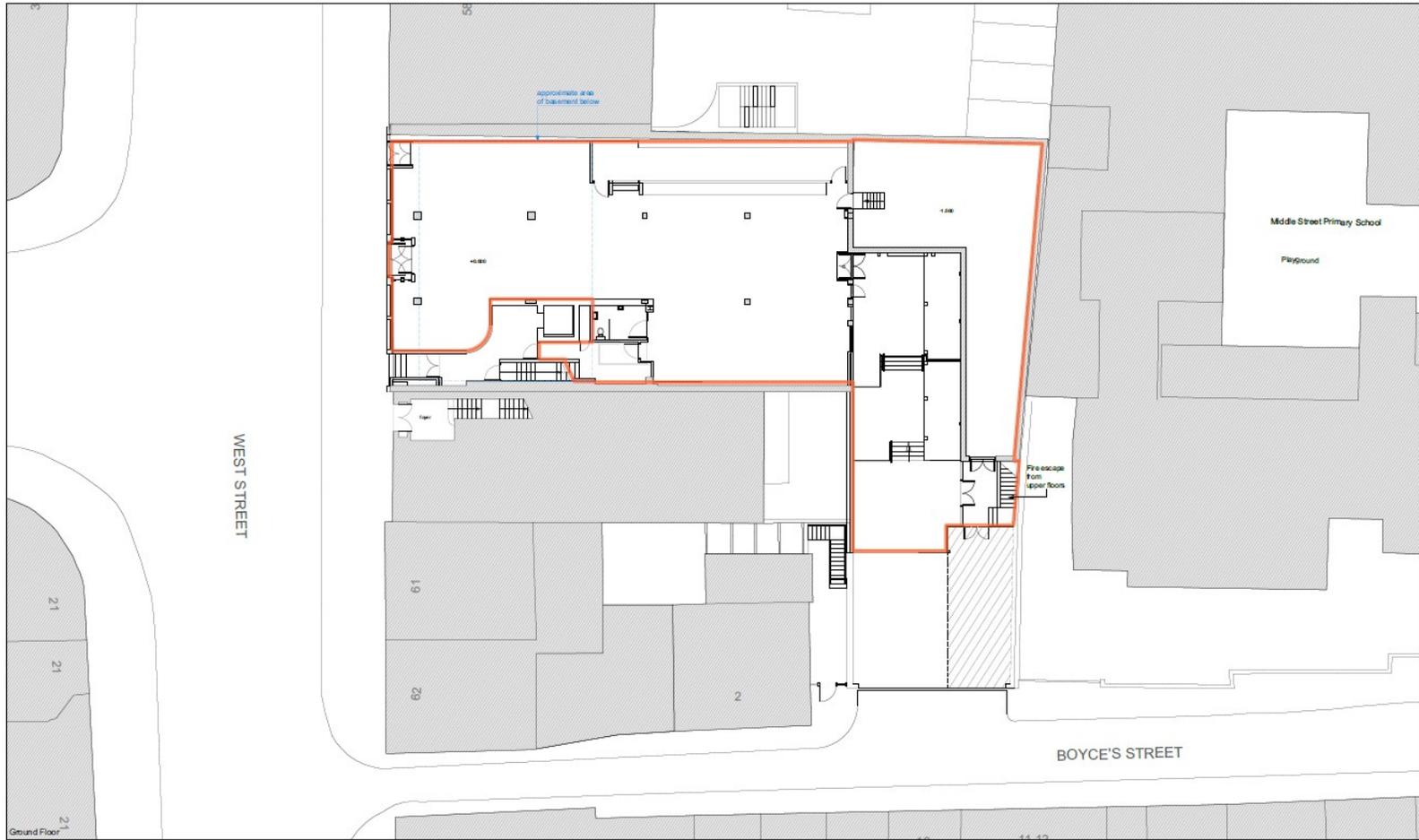
If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/015321
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Information not provided by the user
Employer address	Information not provided by the user
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	29 October 2019
Date of certificate	31 October 2019

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1:1  
1:100

ACADEMY HOUSE, 59 WEST STREET BRIGHTON



AP260 10B  
Existing Ground Floor Plan  
1:100 @ A1

59 West Street, Brighton, BN1

