



## Jolly Brewer

176 Ditchling Road, Brighton, East Sussex BN1 6JA

- Located in residential area of Brighton
- Prominent corner plot on busy road
- Two bar operation (30-40)
- 4 bedroom owners accommodation
- Tiered rear trade patio
- **Available on a new 20 year Free-of-Tie lease**

Leasehold | £10,000



## LOCATION

The Jolly Brewer is located in the cosmopolitan coastal city of Brighton in East Sussex. Brighton is one of the country's most popular leisure and tourist destinations, a major conference venue and centre for education and the arts. Ditchling Road is a major arterial road leading from the dense residential areas to the north into the city centre.

This vibrant city is situated approximately 56 miles south of London with exceptional road communications via the A23/M23 to Gatwick Airport and the M25 beyond. The area is also serviced by a number of major trunk roads including the A27 running between Eastbourne and the New Forest via Portsmouth and Southampton. Mainline railways services are available from Brighton station with services to central London in around 1 hour, as well as local services to Lewes and Eastbourne from London Road Brighton Station a stones throw from the pub. As a result Brighton is one of the country's favourite weekend destinations as well as a popular and affluent residence for those working in London.

The Jolly Brewer is a notable 3-storey end of terrace Victorian property, well known in the local landscape. The property is of brick construction with part rendered part tiled elevations, under a pitched tiled roof. The upper floor benefits from dormer windows to the upper floor as well as a unique metal lined dome roof to the front.

Despite its age, the property is not listed and does not fall within a conservation area.

## PROPERTY

### **GROUND FLOOR**

Entrance from front of property directly into the main bar. This L-shaped trade space is presented with stripped wood flooring, central wood built bar servery and large windows to the street-facing walls. This area is capable of providing seating for 30-40 customers, with room for more standing.

In addition there is a second bar area presented with carpeted flooring and with wood built bar servery. This area incorporates a feature fireplace and seating for circa 24.

Leading to the rear of the property is a service corridor providing access to male and female WCs as well as the rear trade patio.

### **FIRST FLOOR**

Private owners accommodation comprising:

- Landing
- Large living room
- Kitchen (shell condition)
- Store room
- Bathroom
- WC

## **SECOND FLOOR**

Further accommodation comprising:

- 3 x double bedroom
- 1 x single bedroom

## **BASEMENT**

The Jolly Brewer is serviced by a basement cellar with a delivery store, storeroom and chilled draught room.

## **EXTERNAL**

To the rear of the property is a 2-tiered trade patio providing seating for 8. This area also has gate access onto Florence Place, with the potential for parking for 1 car. Brick built store to rear.

## **THE BUSINESS**

No trade is sold or warranted. Historic trade accounts are unavailable. Prospective purchasers must make their own assumptions as to likely trade levels having due regard to the location and potential of the site.

The business currently operates as a local community pub, concentrating on cask ale sales. We are of the opinion that a new hands-on owner could well continue this theme to draw in further custom from this ever growing market.



# TENURE & PRICE

## LEASEHOLD £10,000 - New 20 year free-of-tie lease

New lease and newly installed fire alarm system - £7,000

Fixtures & fittings, beer engines & fonts and valuation - £3,000

The property is offered on a new 20 year fully repairing and insuring lease agreement from Wellington Pub Company. Guide rent £30,000 per annum, subject to 5 yearly rent reviews in conjunction with annual RPI (capped at 5% and collared at 2.5%). The lease will be free of all trade ties.

An incoming party will be required to demonstrate sufficient funds to sustain their business model, and will need to demonstrate ingoing capital to cover the premium, rental deposits, outstanding dilapidations/redecoration, stock, working capital and solicitors fees as a minimum.

No direct approach to be made to the business, with all communications directed through Sidney Phillips. Viewing strictly by appointment only.

# LICENCE

A full premises licence is held permitting the sale of alcohol by retail (on & off sales):

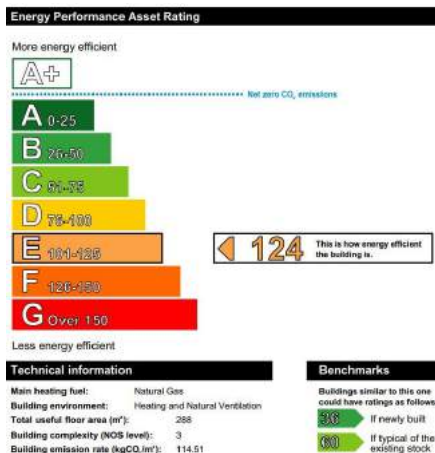
Monday to Saturday 10:00 - 23:00

Sunday 12:00 - 22:30

# SERVICES

All mains services are connected.

Rateable Value £14,600.



## BUSINESS MORTGAGES – 01834 849795

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EPC Reference: 9268-3026-0509-0600-3205

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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