



## 22-23 Upper North Street

Brighton, BN1 3FG

**TO LET Public House /  
Restaurant / Bar**  
**Rental £50,000 PAX**

**2,258 sq ft**  
(209.78 sq m)

- New Lease
- Available Now

# 22-23 Upper North Street, Brighton, BN1 3FG

## Summary

Available Size	2,258 sq ft
Rent	£4,166.66 per month
Rates Payable	£14,796.60 per annum
Rateable Value	£27,100
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C (69)

## Description

The property comprises a substantial public house arranged over basement, ground, first and second floor levels.

Bar – split level rustic bar area with front and side entrance. Bay window, brick fireplace and stripped timber floor. Bar Servery – solid timber bar with green tiled back bar. Ladies and gentlemen's toilets. Basement Beer Cellar – 2 interconnecting areas, mechanically cooled. Storage – with access to yard and side road.

First Floor Trading areas which were formerly utilised as a lounge and a private meeting/function room. Second Floor Trade kitchen – stainless steel extraction canopy

## Location

The property occupies a prominent corner position site at the intersection of Upper North Street and Regent Hill in central Brighton. The building is located approximately 750m from the Kings Road (A259), the main road running along Brighton and just north of Western Road. The seaside resort of Brighton attracts more than 8.5 million visitors each year and boasts a residential population of over 275,000 including a student population of over 20,000.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Basement	454	42.18
Ground	1,059	98.38
1st	620	57.60
2nd	125	11.61
<b>Total</b>	<b>2,258</b>	<b>209.77</b>

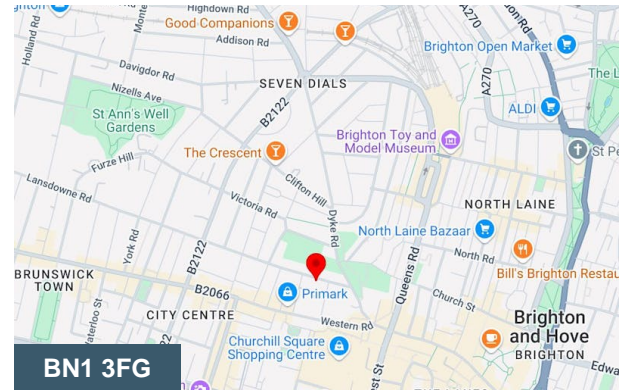
## Viewings

Viewings can be arranged via Sole Agents - Newlands Property

## Terms

The property is available on a new FRI lease with terms to be agreed and asking rental of £50,000 PAX.

\*Disclaimer\* In accordance with the estate agency act 1979 we advise that the Landlord of this property has a connection with Newlands Property, for more



## Viewing & Further Information



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