



# 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
Total	2,258	209.77

#### Viewings

Viewings can be arrange 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



Richard Lowrey 01273-779777 | 07725-723021 richard@newlandsproperty.com

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 02/06/2025