



Bottom's Rest

16 Lower Market Street, Hove, East Sussex, BN3 1AT

- Located on the border of Brighton and Hove
- Corner pub opposite Old Market theatre
- Refurbished bar (42)
- Two bedroom accommodation
- External seating (18)
- Potential to grow food offering or franchise

Leasehold | £80,000



LOCATION

The Bottom's Rest is situated in the seaside town of Hove, part of the Brighton & Hove District of East Sussex. The property lies on the border of Brighton City and Hove in the Brunswick area. Brighton & Hove is a bustling and cosmopolitan conurbation sitting approximately 47 miles south of London. Brighton & Hove's position on the south coast has made it a popular destination for tourists, renowned for its diverse communities, quirky shopping areas, large cultural music and art theme, as well as its large student and LGBT+ population. Brighton & Hove attracts approximately 7.5 million day visitors and 5 million overnight visitors each year and is the most popular seaside destination in the UK for overseas tourists. The city plays host to a number of attractions including shopping centres, the Laines, Brighton Pavilion and its stunning beach with world famous Palace Pier.

Brighton & Hove is predominately accessed via the A27 trunk road which runs between Eastbourne in the east and Portsmouth in the west, connecting the whole of the south east coast to this vibrant area. A26 and M23/A23 also provide road access to other large conurbations including Tunbridge Wells, Crawley and London. Main line railway services are available from Brighton Station, with Thames Link services to Gatwick Area, Luton Airport Parkway and numerous central London stations. The area is serviced by a number of bus routes and a comprehensive taxi network.

The Bottom's Rest occupies a two storey corner plot public house in a residential area of Brunswick. The property is well positioned opposite the Old Market Theatre and is a short walk from Churchill Palace Shopping Centre, British Airways i360 and nightlife.

TRADE AREAS

Entrance from Lower Market Street directly into BAR AREA. The bar has recently been refurbished and is presented to a high standard throughout. The bar incorporates stripped wood flooring, Victorian fireplace and part panelled walls. The bar is serviced by a central bar servery housing two double drinks fridges, coffee machine, coffee grinder and Epos till system. The bar provides bench and loose seating for up to 42 patrons.

Descending stairs from the bar provide access to the CELLAR AREA which houses refurbished MALE and FEMALE WC's. Also located in the basement there is a barrel store with delivery drop to the front of the property, chilled barrel store and further storeroom.

Located at first floor level there is a recently fitted TRADE KITCHEN. The trade kitchen is presented with non slip flooring, extractor, stainless steel services, hot pass, salamander, six burner range cooker and undercounter fridges.

Furthermore, there is a PREP/WASH-UP AREA with stainless steel sinks, under counter fridges, chest freezer and upright freezer.

OWNERS ACCOMMODATION

Also located at first floor there is owners accommodation comprising of LOUNGE/DOUBLE BEDROOM and SINGLE BEDROOM/OFFICE. FAMILY BATHROOM. Loft storage above.

EXTERNAL

To the front of the property there is a TRADE PATIO AREA with heated awnings. At present this area provides seating via three picnic benches.

THE BUSINESS

Our clients have owned and operated Bottom's Rest for the past two and half years and have taken an average performing pub and transformed it into a popular food and drink venue within the local community. The business is well known locally for its diverse food offering which has until recently come via various franchises including British and Indian Cuisine.

It is our understanding that trade currently stands in the region of £230,000 per annum, generating a combined gross profit of approximately 62%. The business is currently run under management. Further accounting detail can be made available to serious parties following a formal viewing.

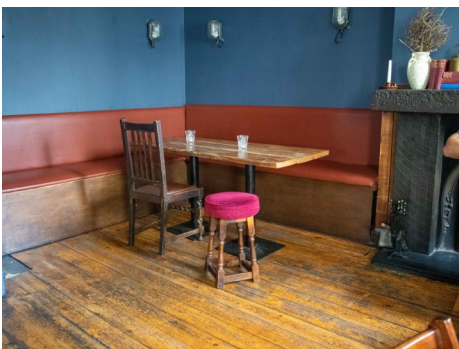
We are of the opinion that the Bottom's Rest would suit a hands on owner operator or an owner who wished to continue running the business under management. A new owner should implement their own style of food or alternatively, a new owner could once again implement a franchise for the kitchen.

TENURE & PRICE

LEASEHOLD £80,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

The Bottom's Rest is held on a fully repairing and insuring lease agreement for a term of 15 years commencing April 2016 from Star Pubs and Bars. This fully assignable lease falls within the security provisions of Part II of the Landlord & Tenant Act 1954. Rent currently stands at £26,000 per annum subject to five yearly reviews. The lease is of partial tie, free of tie on wines, spirits and minerals. It should be noted that a Heineken Smart Dispense system is currently in place at a cost of £3,500 per annum.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.



LICENCE

A full Premises Licence is held permitting the sale of alcohol by retail:

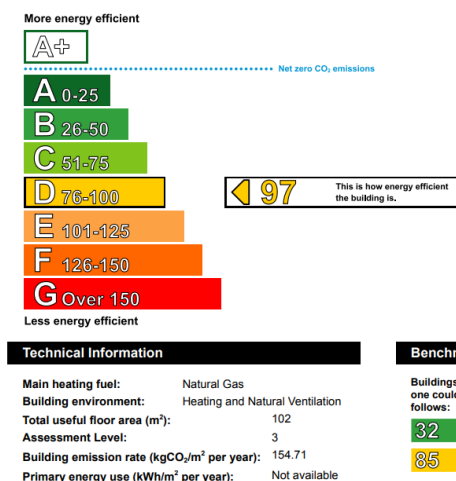
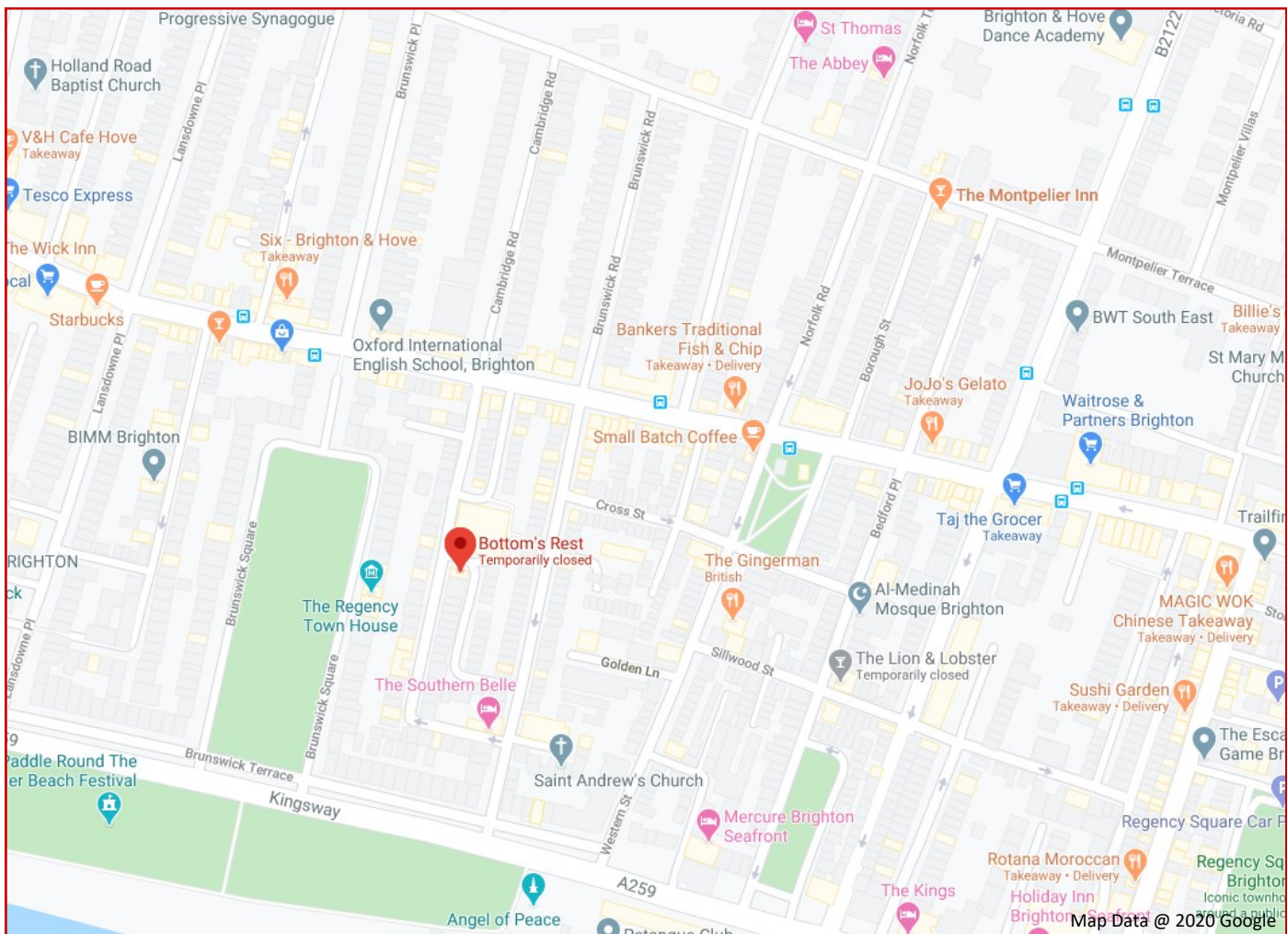
Sunday to Thursday 10:00-23:30

Friday to Saturday 10:00-00:30

SERVICES

All mains services are connected.

Rateable Value: £16,000



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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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