



Jolly Brewer

176 Ditchling Road, Brighton, East Sussex BN1 6JA

- 0.6 miles east of Preston Park and less than 1 mile from Brighton city centre
- Located in residential area
- Prominent corner plot on busy arterial road
- Two bar operation (30-40)
- 4 bedroom owners accommodation
- Tiered rear trade patio
- Potential for alternative use (STPP)

Freehold | £575,000 + VAT



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 railway 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, 4 minutes walk 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 within 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 dome roof to the front.

The property is not listed and does not fall within a conservation area.

PROPERTY

GROUND FLOOR

Entrance from front of property directly into 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 customers.

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

The business is currently operated under a Temporary Management Agreement. 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.

PLANNING

We are of the opinion that the Jolly Brewer would be suitable for alternative use (Subject to Planning Permission). The property would well lend itself to residential conversion, retail use, or a split of the two.



SALES CONDITIONS

FREEHOLD £575,000. VAT will prevail at the standard rate of 20% on 90% of the purchase price, unless a suitable 1614D form is provided.

Sold with vacant possession. Trade fixtures & fittings currently in situ are not included.

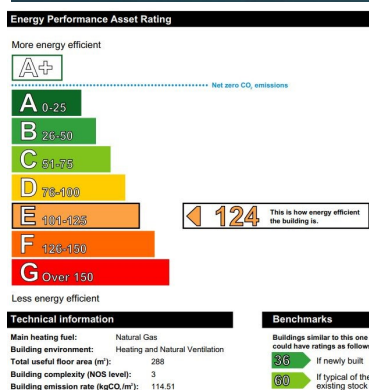
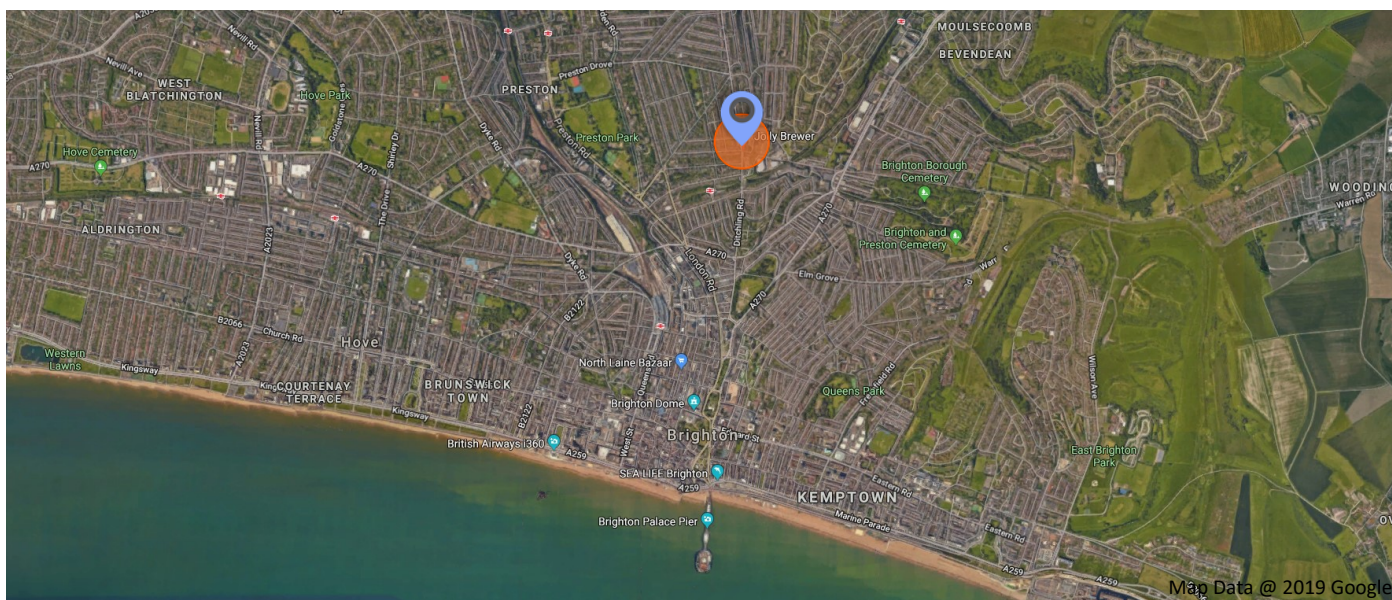
The purchaser (via their solicitor) will be required to pay an abortive legal fee deposit of £5,000 (to be held by the seller's solicitor) prior to the release of the legal package. The Purchaser will have 15 working days from the date the legal pack is released from the seller's solicitor to the purchaser's solicitor to exchange contracts. 10% of the purchase price will be payable upon exchange of contracts.

If the purchaser exchanges contracts within such period, the abortive fee deposit will be credited against the purchase price. If the purchaser withdraws from the transaction or the contracts are not exchanged within such period, the abortive legal fee will be forfeited.

The seller will undertake to provide timely responses to the purchaser's enquiries and comments to facilitate their ability to exchange contracts within the required time. The deposit will be refunded if the seller is unable to show good title or withdraws from negotiations within the required time (save where due to the seller revising the agreed terms). If exchange shall not occur within the required time, the seller shall be free to withdraw from the transaction and retain the abortive deposit.

Completion to be 29 working days after exchange of contracts.

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



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

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.

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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