



## Brass Monkey

18 Havelock Road, Hastings, East Sussex TN34 1BP

Freehold £450,000

- Central location in bustling Hastings
- Substantial four-storey property on Havelock Road
- Open plan bar and music venue (300)
- 18 rooms on upper floors
- Courtyard patio
- Suitable for a wide range of uses (STPP)

Ref: 18289

**01892 725900**

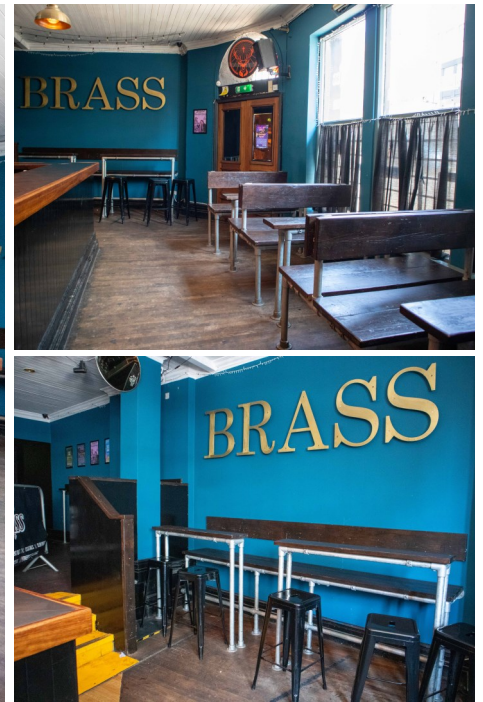
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**A.W. Gore & Co.**

LICENSED PROPERTY VALUERS  
Established 1890



## LOCATION

The Brass Monkey (also known as The Brass) is situated in the busy East Sussex seaside town of Hastings. This historic town has become one of the most significant urban areas on the East Sussex/Kent coast, having expanded rapidly in the 19<sup>th</sup> Century as a popular seaside resort. Today the town boasts a vibrant seafront (with amusements, bars, restaurants and attractions), an historic old town and a vibrant modern town centre (housing a large number of national retailers and eateries). The town boasts an estimated population in the region of 94,000 residents.

Hastings is easily accessible via the A21 link road which runs from the M25 at Sevenoaks through Kent and East Sussex to the coast. Hastings benefits from a mainline railway station with services to Brighton, Ashford International and London.

The Brass Monkey is a substantial four-storey mid-terraced property, commanding a central position along Havelock Road. The property is not a listed building and is in need of refurbishment.

## GROUND FLOOR

- BAR: Open plan bar and performance area with stripped wood flooring, wood panels, speakers, lights, stage and DJ booth. Central bar SERVERY. Bench seating for 24 and a licensed capacity of 300 persons.
- GENTLEMEN'S TOILETS
- LADIES TOILETS
- BASEMENT STORAGE

## FIRST FLOOR

- FORMER TRADE KITCHEN
- WASH UP AREA
- STOREROOM
- 4 x DOUBLE BEDROOMS/STORE
- LIVING ROOM

## SECOND FLOOR

- 2 x INTER-CONNECTING DOUBLE BEDROOMS/BAND ROOM

- WC
- 3 x DOUBLE BEDROOMS
- BATHROOM
- MODERN FITTED KITCHEN
- LIVING/DINING ROOM

## THIRD FLOOR

- 6 x DOUBLE BEDROOMS
- 2 x SINGLE BEDROOMS
- LOFT STORAGE

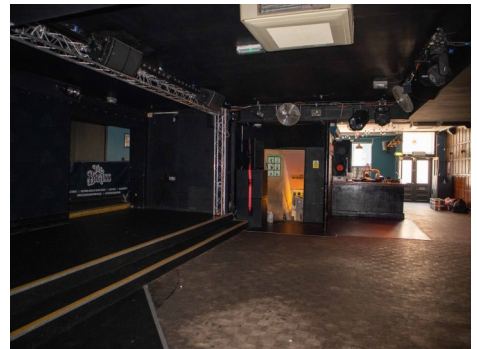
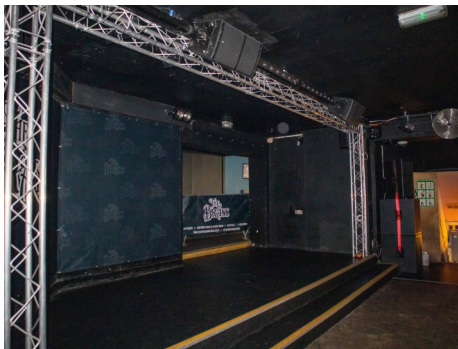
## EXTERNAL

- REAR COURTYARD: Part covered

## THE BUSINESS

The Brass Monkey has for many years been operated by a third-party tenant operating the business as a renowned live music venue. No trade is sold or warranted and trade accounts are unavailable.

Given the size and location of the property, it lends itself to a wide range of alternative uses (subject to planning permission).



## TENURE & PRICE

**FREEHOLD £450,000.** Sold as seen with vacant possession.

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:

Monday to Saturday 10:00—03:30

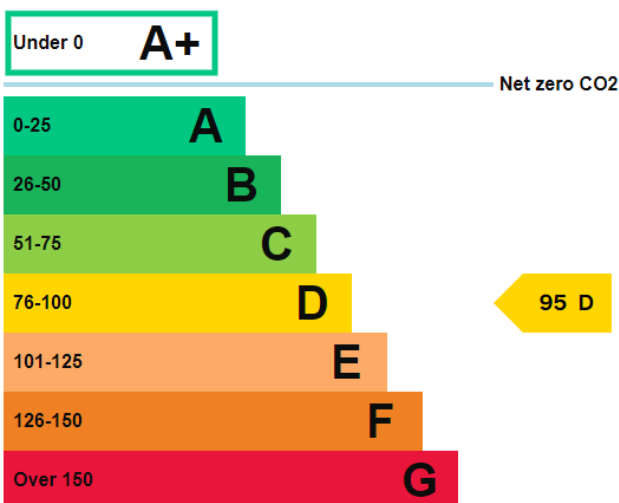
Sunday 10:00—01:30

## SERVICES

All mains services are connected.

Local Authority: Hastings Council

Rateable Value as at 1 April 2023: £16,750



### BUSINESS MORTGAGES

01834 849795

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### UTILITY HELPLINE

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EPC Reference: 9836-7785-7521-4387-5336

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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