



Shortt's Bar

St. James Street, Brighton, East Sussex, BN2 1RG

Leasehold £125,000

- Centrally located in bustling Kemptown area of Brighton
- Ground floor pub and music venue (30-45)
- Airbnb style letting apartment with 24 beds
- Trade patio (50-100)
- Highly profitable business opportunity
- Great potential to further grow trade

Ref: 54156

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Phillips



LOCATION

Shortt's Bar is located in the bustling and cosmopolitan city of Brighton, East Sussex, approximately 47 miles south of London. Brighton'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 arts scene as well as its large student and LGBTQIA+ population. Brighton 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 places host to a number of attractions including shopping centres, the Laines, Brighton Pavilion and its sunny beach with world famous Palace Pier.

Brighton is predominantly accessed via the A27 trunk road which runs between Eastbourne and Portsmouth, connecting the whole of the southeast coastline to this vibrant city. The A26 and M23/A23 also provide road access to other large conurbations including Tunbridge Wells, Crawley, and London. Mainline rail services are available from Brighton station, with Thameslink services to Gatwick Airport, Luton Airport Parkway and numerous central London stations. The town is serviced by a number of bus routes and boasts a comprehensive taxi network.

Shortt's Bar occupies a grand three-storey end of terrace property in Brighton's bustling Kemptown, a stones throw from the award winning beach, pier and Sealife Centre. The property is also a short walk from Churchill Place Shopping Centre, British Airways i360 and vibrant nightlife.

TRADE AREAS

Located at ground floor level there is an open plan BAR AREA presented with stripped wood flooring, central bar servery and high ceilings. The bar provides flat screen TV's, SWP's and darts board. The bar provides seating for 30 to 45 with room for plenty more standing.

Offset are LADIES AND GENTLEMENS TOILETS.

The premises is serviced by a basement area which houses a CHILLED BARREL STORE, STORE ROOM, OFFICE, and fully fitted TRADE KITCHEN with extractor.

LETTING ACCOMMODATION

Located at first and second floor levels and accessed via a separate entrance to the side of the property there is a large Airbnb style letting unit, providing 24 beds. Comprising: -

FIRST FLOOR

- Modern fitted KITCHEN and DINING ROOM
- LIVING ROOM

- BEDROOM ONE: One bunk bed and three single beds.
- SHOWER & WC ROOM
- WC

SECOND FLOOR

- BEDROOM TWO: Six single beds
- BEDROOM THREE: Two bunk beds and two single beds
- BEDROOM FOUR: Two bunk beds and one single bed
- BEDROOM FIVE: Two single beds
- BATHROOM

EXTERNAL

To the rear of the property there is a two tiered walled GARDEN capable for providing seating for 50 to 100 patrons.

THE BUSINESS

The outgoing lessee has owned and operated Shortt's bar since September 2019 and have created a popular evening venue which is known for its live music.

The Airbnb accommodation is well utilised by large groups including stag and hen parties.

Management accounts for the year ending December 2022 show a net turnover of £363,671 for pub sales only. The Airbnb letting accommodation generates a profit (after management fees) in the region of £55,000 per annum. Further accounting details can be made available to serious parties following a formal viewing.



TENURE & PRICE

LEASEHOLD £125,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

Shortt's Bar is held on a full repairing and insuring lease agreement from Stonegate Pub Partners, for a term of 15 years commencing May 2011. The lease falls within the security provisions of the Landlord and Tenant Act 1954 and is fully assignable. Rent currently stands at £44,000 per annum including compliance packages and heating. The lease is of partial tie, tied on beers, soft drinks and minerals.

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 allowing the sale of alcohol by retail:

Sunday to Thursday 10:00-00:30

Friday to Saturday 10:00-01:00.

SERVICES

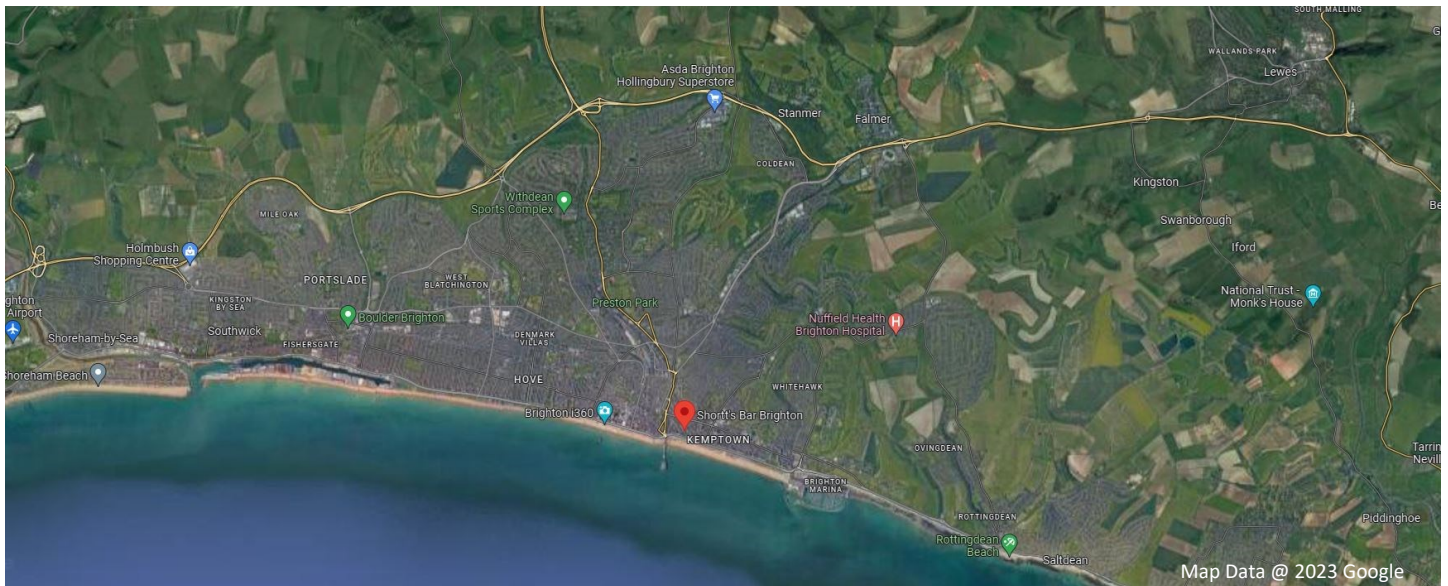
All main services are connected.

Local Authority: Brighton City Council.

Rates Payable:

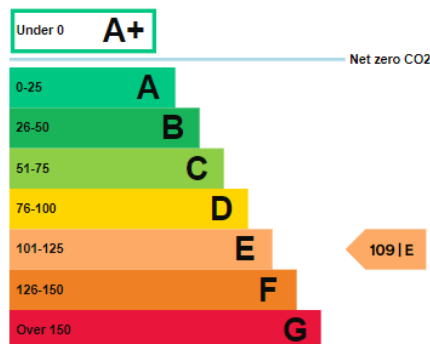
Pub: - £1,470

Letting accommodation: - £2,719



Energy efficiency rating for this property

This property's current energy rating is E.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

BUSINESS MORTGAGES

01834 849795

We can help with arranging funding for your purchase of this or any other business.

UTILITY HELPLINE

01432 378690

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EPC Reference: 0663-6270-6301-6503-9694

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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