



Railway Bell

26-28 Surrey Street, Brighton, East Sussex, BN1 3PA

- Prime position in bustling Brighton, East Sussex
- Located opposite main railway station
- Well-present bar area (40+)
- External front & rear seating
- 2-4 bedroom accommodation
- High turnover with strong profit margins

Leasehold £125,000



LOCATION

The Railway Bell 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 theme, as well as its large student and LGBT 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 plays host to a number of attractions including shopping centres, the Laines, Brighton Pavilion and its stunning beach with world famous Palace Pier.

Brighton is predominantly 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 coastline to this vibrant city. The A26 and M23/A23 also provide road access to other large conurbations including Tunbridge Wells, Crawley and London. Local train services are available from London Road Brighton with services along the coast, as well as mainline services 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.

The Railway Bell occupies a mid-terraced property situated in the front plaza of Brighton Station, one of Brighton's major transport hubs. Situated at the top end of Surrey Road, the Railway Bell is the first port of call for anyone visiting the city on the train. The business occupies a two-storey property of brick construction.

PROPERTY

GROUND FLOOR

Entrance from Surrey Road directly into 'horseshoe' shaped bar area. The bar is well presented in a traditional manner encompassing stripped wood and carpet flooring, part-panelled wood walls and bi-fold doors to the front of the property. The bar houses 6 flat screen TVs, SWP and AWP. The bar is serviced by a wood built bar server which houses 2 double drinks fridges, single drinks fridge, coffee machine and Epos till system. The bar is currently configured to provide seating for 40 with room for plenty more standing. Furthermore, there is a games area offset which currently houses a rented pool table.

Offset are male and female WCs.

Centrally located within the property there is a staff area which houses a glass washer, ice machine, CCTV and music centre. This area in turn leads to a kitchenette/staff area, office and Cryo gas store.

The property is serviced by a ground floor cellar which boasts a Heineken smart dispense system.

FIRST FLOOR

Private Owners accommodation comprising of bathroom, kitchen, single bedroom, double bedroom/living room, double bedroom and former function room.

It is our understanding that the double bedroom and function room have previously been combined to provide an 'L' shaped function room with a capacity of 50. The upper floors benefit from access from not only the rear of the property, but also the front bar and Surrey Street.

EXTERNAL

To the front of the property on Surrey Street the business is licensed to provide seating up to 1.5 metres from the front of the property.

To the rear of the property there is a sun terrace at first floor level with decked flooring. This area currently provides seating for 18 and houses a flat screen TV and jumbrella.

THE BUSINESS

Our clients have owned and operated the Railway Bell for the past 3.5 years and now wish to sell their leasehold interest in order for a career change. The business is well known locally as a vibrant bar on the city's drinking circuit and is popular with those watching sporting events on the numerous flat screen TVs. The business is a popular haunt for Brighton & Hove Albion supporters, especially on match days.

Trade profit and loss accounts for the year ending 2018 show a net turnover of £398,508 generating a Gross Profit of £152,598 and an EBITDA of £36,097. Further accounting detail will be made available to serious parties following a formal viewing.

We are of the opinion that the Railway Bell would suit a 'hands on' owner/operator or managed house style alike. A new operator could further increase trade with an increased marketing budget as well as providing a simple bar food offering.



TENURE

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

The Railway Bell is held on a fully repairing and insuring lease agreement from EI Group, for a term of 30 years commencing 21st February 2000. This assignable lease falls within the security provisions of Part II of the Landlord & Tenant Act 1954. The current rent is £42,000 per annum, subject to 5 yearly rent reviews. The lease is tied on beers, free of tie on wines, spirits, minerals and FABs.

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

LICENCE

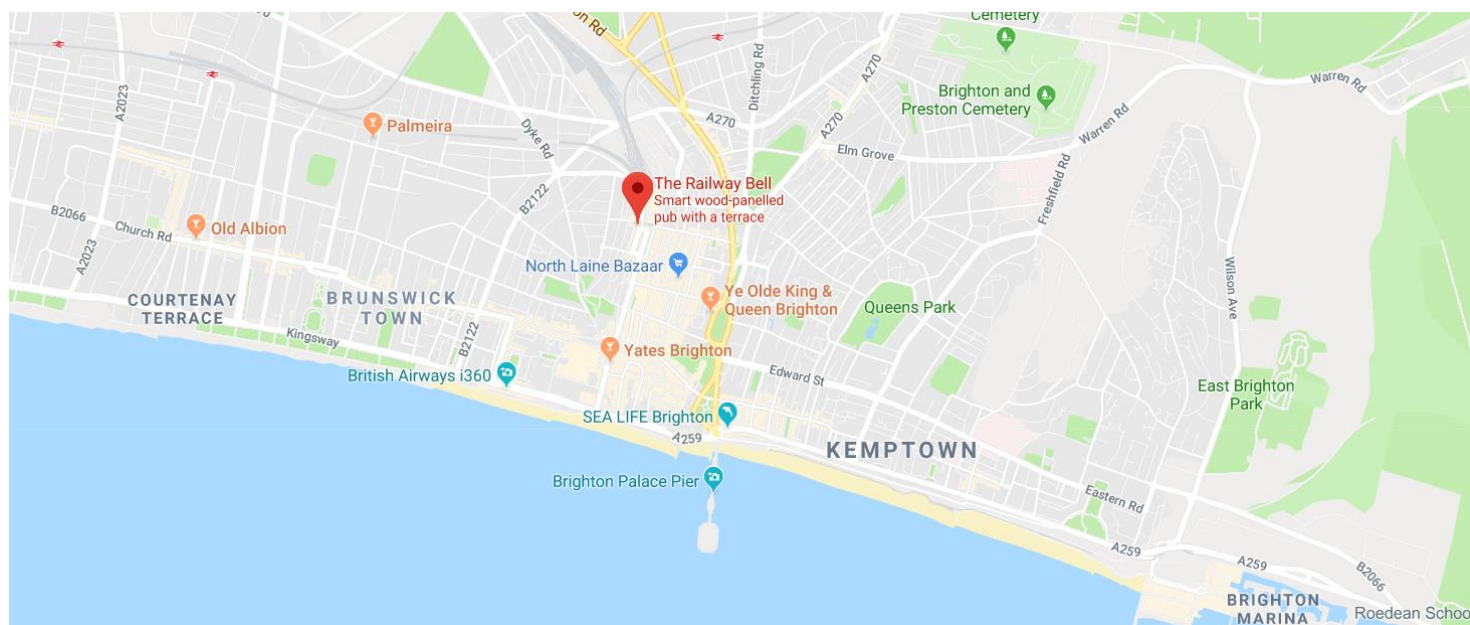
A Full Premises Licence is held permitting the sale of alcohol by retail:

10:00-00:30 seven days a week.

SERVICES

All mains services are connected.

Rateable value: £21,500



Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical Information	
Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	267
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	155.44
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

29	If newly built
86	If typical of the existing stock

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