

**SUPERBLY FITTED BAR/NIGHTCLUB**  
**CENTRAL BRIGHTON**  
**1871 sq ft (172 sq m)**  
**LEASE FOR SALE**



**77 EAST STREET**  
**BRIGHTON**  
**BN1 1NF**

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**LOCATION**

Situated on the extremely busy East Street, meters from Brighton Seafront, Brighton Pier and many Hotels including The Jurys Inn, Queens Hotel and The Grand to name a few. Other local operators include Pitcher and Piano and Platinum Lace. Easy access to the main London Road which takes you out of Brighton and also The Kings Road which takes you to Hove to the West and Rottingdean, Saltdean Peacehaven to the East.

**ACCOMMODATION**

The premises comprise lower ground floor bar/nightclub, arranged as follows:

**NIGHTCLUB/BAR**

Access via Ground Floor Entrance -

**Right Side (Dance Floor/Bar)****917 sq ft (84 m2)**

- Fitted bar
- 5 x SS drinks fridges
- Dishwasher
- Ice Machine
- Store 156 sq ft
- A/C
- DJ Booth
- Smart Lighting
- Martin Audio Sound System
- Raised Dance floor
- Cloakroom
- Epos System
- Fire Exit
- CCTV
- Fitted Banque seating



**Office****52 sq ft**

- Access to cloakroom
- Safe
- CCTV station
- 17 Staff Radios

**Left Side (VIP)****954 sq ft (87 m2)**

- Fitted bar
- 4 x SS drinks fridges
- Ceiling Stars Lighting
- A/C
- Small drinks Store
- Smart Lighting
- Martin Audio Sound System
- 7 x VIP areas
- Epos System
- Fire Exit
- CCTV
- 2 x WC's male and female



<b>TENURE</b>	Leasehold						
<b>LEASE</b>	Assignment of existing 25 year lease from March 2002						
<b>RENT</b>	£66,000 + VAT per annum exclusive						
<b>PREMIUM</b>	<b>OFFERS INVITED for the benefit of the fixtures and fittings and the lease</b>						
<b>UNIFORM BUSINESS RATES</b>	<table><thead><tr><th><b>Description:</b></th><th><b>Club and Premises</b></th></tr></thead><tbody><tr><td>Rateable Value:</td><td>£63,000</td></tr><tr><td>Rates Payable:</td><td>£30,933</td></tr></tbody></table>	<b>Description:</b>	<b>Club and Premises</b>	Rateable Value:	£63,000	Rates Payable:	£30,933
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Rateable Value:	£63,000						
Rates Payable:	£30,933						
<b>VAT</b>	VAT is chargeable on the terms quoted						
<b>LEGAL FEES</b>	Incoming tenant to bear both parties legal costs						
<b>VIEWING</b>	Strictly via a prior appointment through sole agent: <b>Tom Graves Commercial Ltd</b> <b>Tel: 01273 233333</b>						