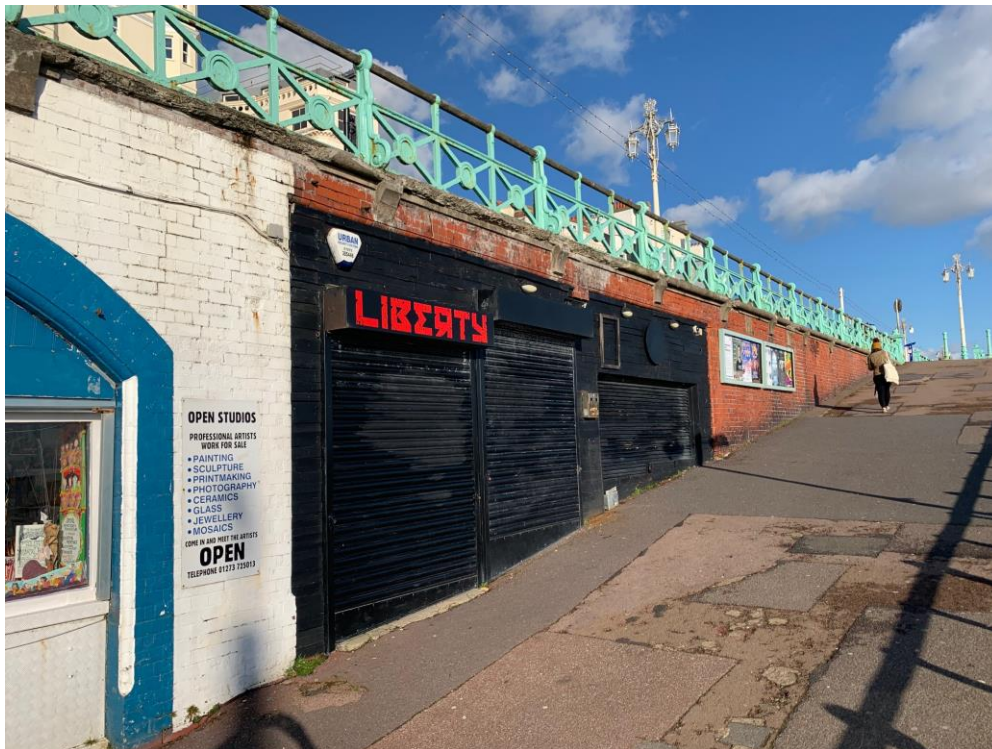


**NIGHTCLUB OPPORTUNITY
CENTRAL BRIGHTON LOCATION
24 HOUR ALCOHOL LICENCE
NO PREMIUM**



**169-170 KINGS ROAD ARCHES
BRIGHTON
BN1 2LN**

71 Church Road, Hove, Sussex BN3 2BB T. 01273 233333 E. tom@tomgraves.co.uk www.tomgraves.co.uk

These particulars do not constitute any part of an offer or a contract. All statements contained in these particulars are made without responsibility on the part of Tom Graves and should not be relied upon as a statement or representation of fact. Any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Tom Graves nor any person in their employment has any authority to make or give any representation or warranty whatsoever.

LOCATION	The property is situated on the ramp leading down to Brighton Beach and seafront. The premises are surrounded by numerous bars and nightclubs with Brighton Pier a short walk to the East. The main commercial thoroughfare of West Street is a short walk to the north which contains many bars, clubs and restaurants.												
ACCOMMODATION	The premises comprise a nightclub, arranged as follows: <table> <tr> <td>BAR</td> <td>632 sq ft (58 m2)</td> </tr> <tr> <td> <ul style="list-style-type: none"> • Fitted bar • 5 x Drinks Fridges • VIP area • 2 x SSS • Access top Cellar • Prep Room (112 sq ft) • DJ Booth (97 sq ft) • 24 Hour Drinks Licence </td> <td></td> </tr> <tr> <td>DANCE FLOOR</td> <td>356 sq ft (33 m2)</td> </tr> <tr> <td> <ul style="list-style-type: none"> • WC'S Male and Female </td> <td></td> </tr> <tr> <td>VIP AREA</td> <td>191 sq ft (18 m2)</td> </tr> <tr> <td> <ul style="list-style-type: none"> • Access to rear store (67 sq ft) </td> <td></td> </tr> </table>	BAR	632 sq ft (58 m2)	<ul style="list-style-type: none"> • Fitted bar • 5 x Drinks Fridges • VIP area • 2 x SSS • Access top Cellar • Prep Room (112 sq ft) • DJ Booth (97 sq ft) • 24 Hour Drinks Licence 		DANCE FLOOR	356 sq ft (33 m2)	<ul style="list-style-type: none"> • WC'S Male and Female 		VIP AREA	191 sq ft (18 m2)	<ul style="list-style-type: none"> • Access to rear store (67 sq ft) 	
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TENURE	Leasehold												
LEASE	New Lease												
RENT	£40,000 + VAT per annum exclusive												
VAT	VAT is chargeable on the terms quoted												
LEGAL FEES	Incoming tenant to bear both parties legal costs												
VIEWING	Strictly via a prior appointment through sole agent: Tom Graves Property Ltd Tel: 01273 233333												