

lot 8

34 Ship Street Brighton BN1 1AD

Rent
£75,000
per annum
exclusive

Freehold City Centre Restaurant/Bar
Investment

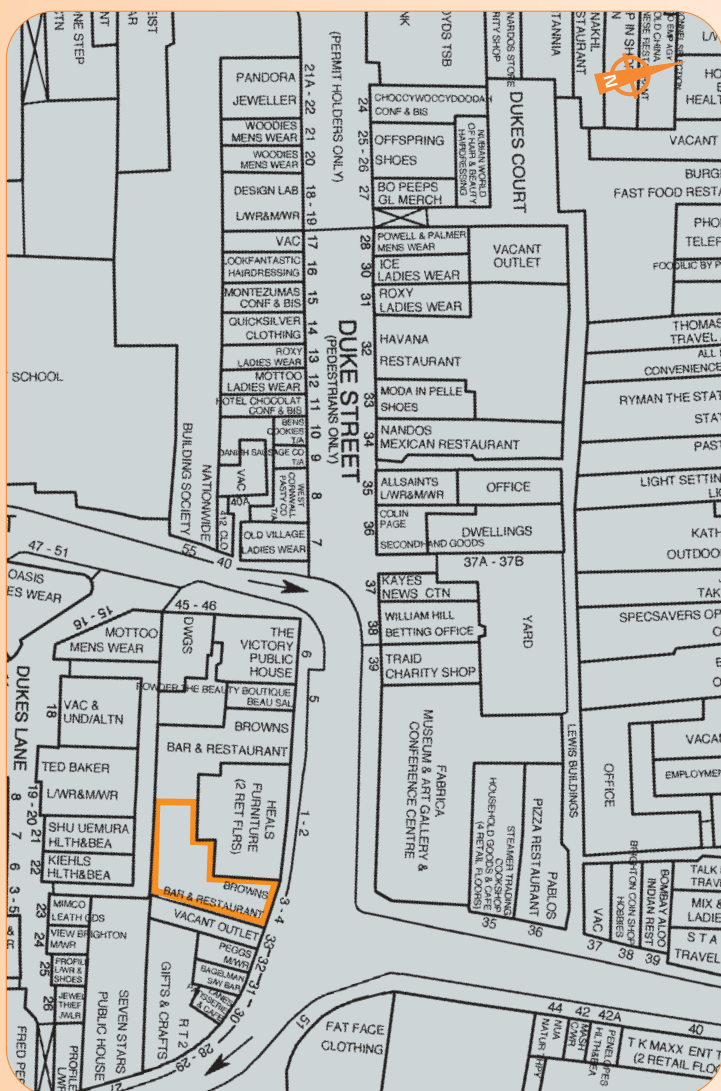
- Let to Mitchells & Butlers Retail Ltd until 2025, trading as Browns
- Vibrant and busy city centre location

- Further 3 floors of self-contained office accommodation
- Six Week Completion Period Available



lot 8

Rent
£75,000
per annum
exclusive



Extract reproduced from the 1998 Edition of the Goad Plan Licence No. PU10007316 from Experian Goad, Hatfield, Herts. For identification purposes only – please see documentation.

Location

Miles: Brighton town centre, 10 miles east of Worthing
26 miles west of Eastbourne
52 miles south of London

Roads: A23, A27, M23
Rail: Brighton Station
Air: Gatwick Airport

Situation

The property is some 270 metres from the seafront and located on the corner of Ship Street and Duke Street, in the popular and busy Lanes area of central Brighton. This established retail area is made up of local and national traders, with nearby occupiers including Heals, Fat Face and TK Maxx.

Description

This is a substantial and prominent property which comprises an established restaurant and bar, trading from the ground and lower ground floors, with self-contained office accommodation on the first, second and third floors.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Lower Ground	WC, Storage	155.33 sq m (1,672 sq ft)	MITCHELLS & BUTLERS RETAIL LTD (t/a Browns) (1) (2) (3)	25 years, from 31/05/2010 until 2025	£75,000	31/0/2015 & 31/05/2020
Ground Floor	Bar, Restaurant and Kitchen	151.52 sq m (1,631 sq ft)				
First Floor	Offices	68.00 sq m (732 sq ft)				
Second Floor	Offices	68.84 sq m (741 sq ft)				
Third Floor	Offices	68.65 sq m (739 sq ft)				
Totals		512.34 sq m (5,515 sq ft)			£75,000	

- (1) For the year ending 25th October 2010 Mitchells & Butlers Retail Limited reported a turnover of £1,633,000,000, a pre-tax profit of minus £25,000,000 and a total net worth of £2,803,000,000. (Source: www.riskdisk.com 14/11/2011)
- (2) Mitchells & Butlers Retail Ltd are a leading restaurant and pub chain in the UK and trade from approximately 1,600 outlets. Mitchells & Butlers operate some of the UK's most famous restaurant and pub brands, including All Bar One, Toby Carvery, Harvester and O'Neills. (Source: www.mbplc.com 14/11/2011)
- (3) The tenant has sub-let the first, second and third floors to Carr Priddle Management Limited who are currently holding over.

For further details please contact:
Peter Cunliffe
Tel: +44 (0)20 7034 4852.
Email: peter.cunliffe@acuitus.co.uk
www.acuitus.co.uk
Tom Ryder
Tel: +44 (0)20 7034 4862.
Email: tom.ryder@acuitus.co.uk
www.acuitus.co.uk

Solicitors:
Griffiths Smith Farrington Webb LLP
47 Old Steyne, Brighton BN1 1NW.
Tel: +44 (0)1273 384015.
Email: d.ongley@gsfwsolicitors.co.uk
Ref: Daniel Ongley.