

FOR SALE

PUB WITH PLANNING POTENTIAL



whozoo.

BRIGHTON

 **The Bugle Inn, 24 St. Martins Street, Brighton BN2 3HJ**

Offers in Excess of **£625,000**



Property Type

COMMERCIAL PROPERTY



Size

2,920 FT²



Tenure

FREEHOLD



Borough

BRIGHTON



Planning Granted

NO



Existing Use

SUI GENERIS

Tenanted



No

Local Train Stations



London Road (0.4 miles)
Brighton (0.7 miles)
Moulsecoomb (1 mile)

Local Amenities



North Laines Shops (0.6 miles)
Brighton University (0.6 miles)
Seafront Beach & Pier (1 mile)

VAT Applicable



Yes

Rateable Value

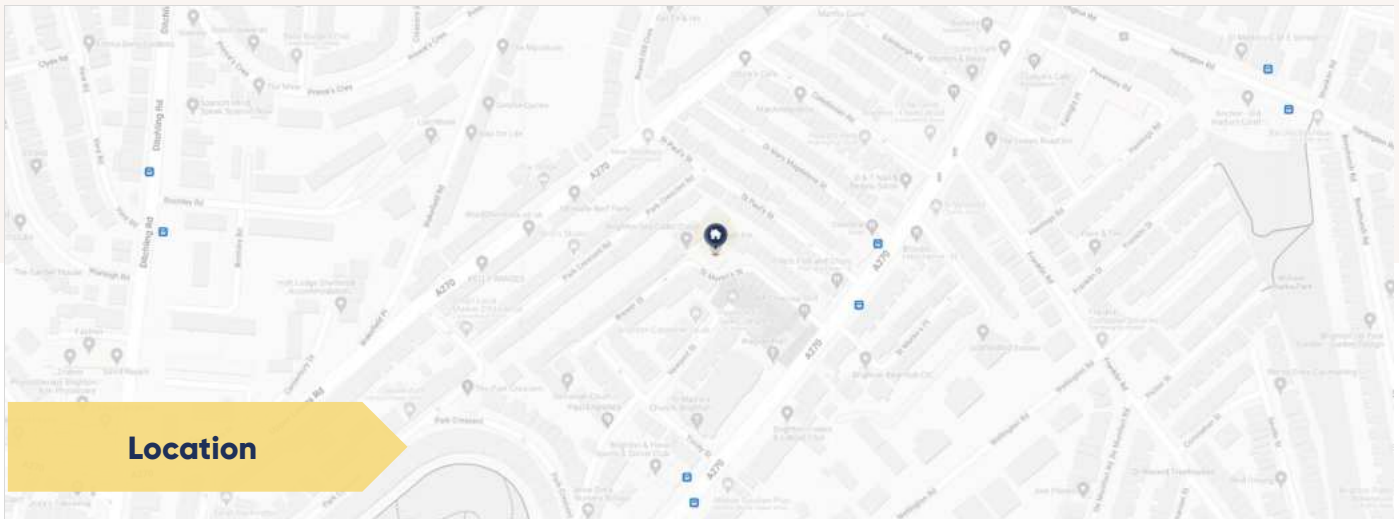


£9,400

EPC



D



Additional Information

This substantial detached freehold building in the centre of Brighton will be sold with vacant possession and dates back to the 1850's. There is a wet led public house over ground floor and large basement cellar with a first floor currently used as office space and accommodation for the employees, including a kitchen, bathroom with shower and separate toilet - all of which can be accessed through a separate side entrance from the street and not through the pub itself. There is a sizeable rear garden and an outside smoking area along the side of the building in addition.

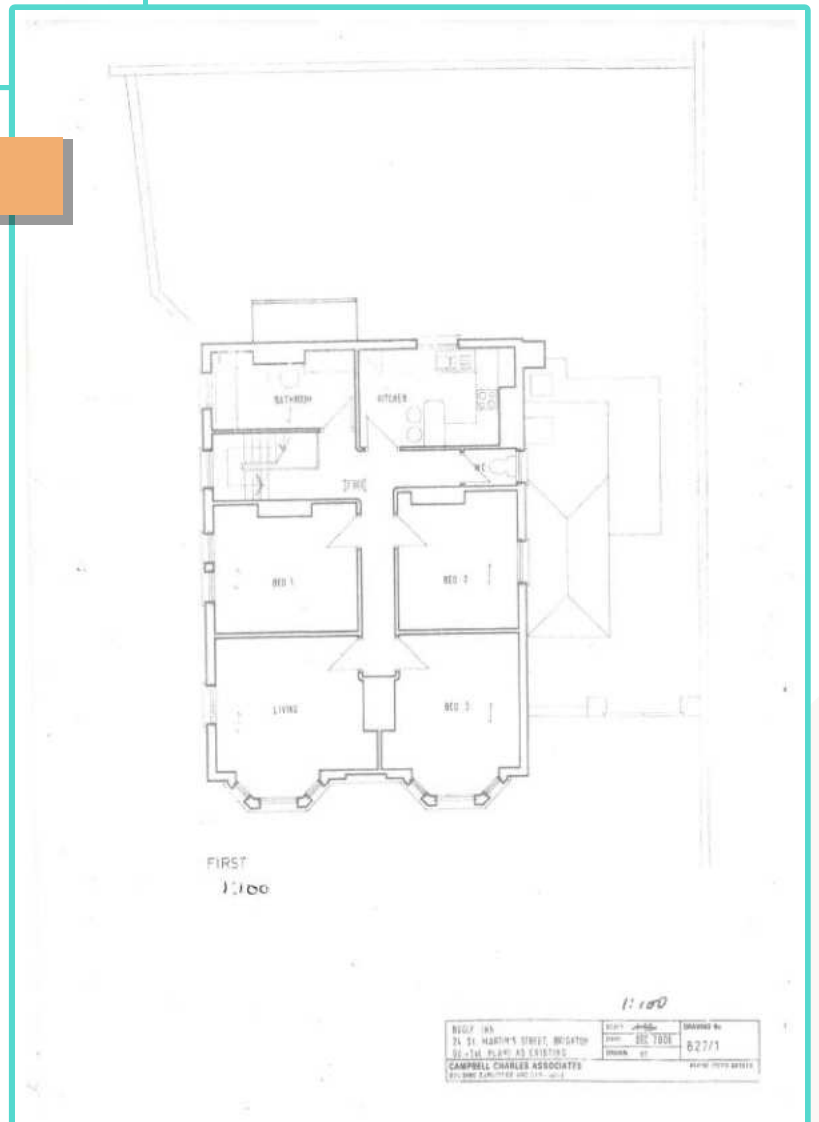
The public house itself over ground floor and a large basement cellar cover a GIA for both areas of approximately 2,061 sqft in total. The first floor, which could easily be arranged to offer 4 x double bedrooms, is approximately GIA 856 sqft. The substantial outside area to the side and rear of the property measure approximately 1,657 sqft in addition. Overall footprint of the site is approximately 3,046 sqft in total.

FLOORPLANS

GROUND FLOOR



FIRST FLOOR





Tom Castro
Founder

✉ tomcastro@whozoo.co.uk
☎ 07976 888 937 / 0333 200 8330



Neale Redman
Property Consultant

✉ nealedredman@whozoo.co.uk
☎ 07555 625 808 / 0333 200 8330

whozoo.
Commercial Property, Expertly Done



0333 200 8330

|



info@whozoo.co.uk

|



www.whozoo.co.uk

- These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract.
- Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement.
- All statements in these particulars are made without responsibility on the part of Whozoo Ltd or the vendor or lessor.
- No statement in these particulars is to be relied upon as a statement or representation of fact.
- Neither Whozoo Ltd nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property.
- Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order.
- Photographs may show only certain parts and aspects of the property at the time when the photographs were taken, and you should rely on actual inspection.
- No assumption should be made in respect of parts of the property not shown in photographs.
- Any areas, measurements or distances are only approximate.
- Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.
- Amounts quoted are exclusive of VAT if applicable.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.