

FOR SALE OR TO LET PUBLIC HOUSE (OFFERS INVITED)

FARM AT FRIDAY STREET

15 Friday Street, Langney, Eastbourne, East Sussex BN23 8AP



Key Highlights

- Substantial former managed public house in roadside location
- Situated in suburban area of Eastbourne
- Ground floor trade area with seating for 150 customers*
- Benefits from extensive grounds with beer garden and large car-park (45 spaces)
- Staff or owner's accommodation on upper floors
- 1.22 acre (0.49 hectare) plot
- Freehold or new lease available

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2 Charlotte Place
SO14 0TB

+44 (0) 23 8071 3900

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Location

The Farm is located in the suburb of Friday Street 4 miles north of the centre of the coastal tourist town of Eastbourne and 25 miles east of Brighton. The location benefits from good road access being less than 1 mile from the A22 which connects to the A27, various coastal towns and South Downs National Park. The property occupies a prominent roadside location and is surrounded by mainly residential housing. Eastbourne is a popular Victorian town renowned for its beaches and coastal amenities including Eastbourne Pier. The area is administered by Eastbourne District Council.

Property Description

The Farm is a substantial detached property with two distinct buildings; the northern section is a character two-storey property of brick construction with rendered and painted elevations under a pitched tile roof. The southern extension is single storey brick barn construction with a substantial pitched tile roof which accommodates the interior mezzanine level. The property sits within a plot of approximately 1.22 acres (0.49 hectares).

Internal Description

The Farm provides extensive trade accommodation; at the entrance is a bar servery with informal seating. To the rear within the former barn is a large open plan trading area with seating provided at ground and mezzanine/ balcony floor levels. In total there are in excess of 150 internal covers*. Ancillary areas include a open-theatre style kitchen leading to preparation and storage facilities. Customer WCs are provided.

* Seating arrangements are as per previous operation and restrictions.

There is further staff accommodation and manager's flat provided on the upper floor levels.

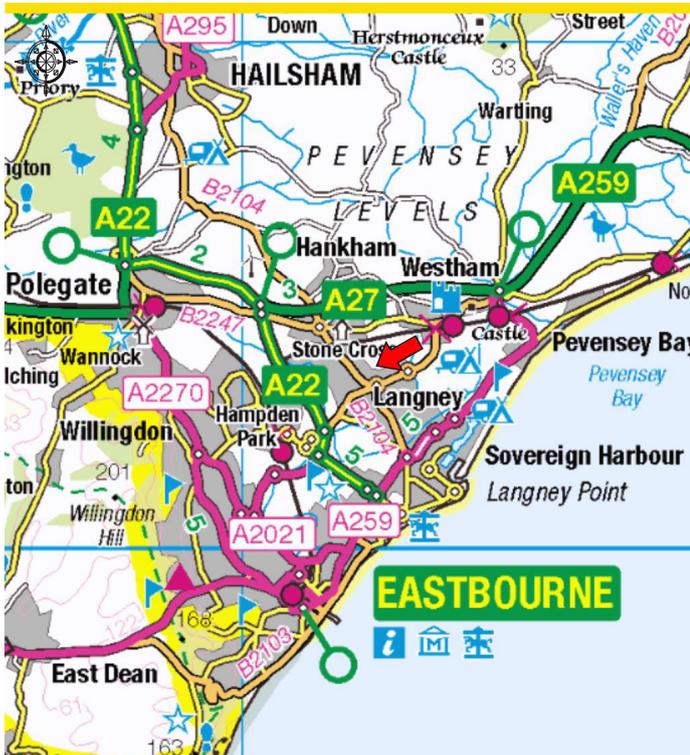


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Accommodation

The property has extensive private accommodation which can be configured to suit. The first floor includes 1 x bedroom, 1 x box-room, 2 x living spaces, bathroom and kitchen. A self-contained flat comprises 1 x bedroom, 1 x box-room, office and bathroom. The attic space is not in use.

External Areas

The Farm benefits from a beer garden to the front and hard-standing car-park for approximately 45 vehicles. The plot benefits from additional garden space to the boundaries.

Tenure

- Freehold: Offers are invited for the freehold interest with vacant possession upon completion.
- Leasehold: Rental offers are invited for the benefit of a new free of tie lease with terms to be agreed.

Trade

No trade is warranted or sold.

VAT & Stamp Duty

VAT and SDLT may be applicable at the going rate.

Rating

The Farm is entered in the 2017 Rating List with a Rateable Value of £67,500. The standard multiplier for 2020/21 is £0.512. Please visit the gov.uk for up-to-date information.

Planning & Conservation

We understand the property currently benefits from Sui Generis Use (as a public house). The property is not listed nor is the property situated within a Conservation Area.

Premises Licence

The property has been granted a Premises Licence in accordance with the Licensing Act 2003. We understand that the pub is permitted to sell alcohol Monday to Saturday from 10:00-23:00 and Sunday 12:00 - 22:30.

Fixtures & Fittings

The inclusion or availability of fixtures and fittings is to be confirmed.

Energy Performance Certificate

The property has an EPC Rating of C-72.

Viewing Arrangements

The property is currently closed. Viewings can be arranged strictly by appointment.

Contact

Chris Bickle
+44 (0) 23 8071 3943
cbickle@savills.com

Stuart Stares
+44 (0) 20 7299 3088
sstares@savills.com

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