

WEST HILL, BRIGHTON

BRIGHTON, BN1 3PQ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£10,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The West Hill is a striking, corner-plot pub situated just above Brighton Station, placing it within easy walking distance of both the city centre and major transport links. Surrounded by a growing, vibrant neighbourhood of stylish homes and well-appointed flats, the pub sits at the heart of an increasingly affluent local community. Its prominent position and strong visual presence allow it to draw not only from the immediate area but also from a broader customer base across the city. With its spacious layout and prime location, The West Hill offers an exciting opportunity to create a welcoming social hub in one of Brighton's most dynamic districts.

Pub Layout

The pub boasts a characterful, three-zone layout centred around a single, well-positioned bar. On entry, guests are greeted directly by the bar, creating an immediate sense of welcome and familiarity. To the left, a cosy snug offers a more intimate retreat, while the right side opens into a comfortable lounge and the main seating area; ideal for relaxed socialising. The trade kitchen, located just off the bar, currently serves up popular options like pizzas and Sunday roasts, with exciting potential to expand into a more diverse, health-led food offering.

TRADING STYLE

This vibrant, wet-led pub is a well-loved social hub, trading daily with a solid range of draught beers, wines, spirits, and soft drinks. While food currently makes up around 10% of the overall trade and is served on selected days, there's clear scope to expand this offer and create a more balanced, all-day experience. The West Hill has built a strong reputation for its lively events calendar, including popular quizzes, parties, and live

ACCOMODATION

Private Accommodation

The private accommodation consists of two good sized bedrooms, lounge, kitchen/dining area and bathroom. .

FINANCIAL

Annual Rent: £23,850 – Low start up rent offer to be discussed

Security Deposit: Initial deposit of £2,500 building up to £5,000 or the equivalent of three months' rent, whichever is greater.

Working Capital: £5,000

Stock: £2,500

Business Rates: £Nil. Based on the April 2023 rating list, the Zero Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes.

Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.

Tie: All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.

For a breakdown on financial information, please refer to the 'Additional Info' tab.

BDM VISION

Admiral Taverns are looking for an enthusiastic and community-minded individual or couple to take on this ideal starter pub. The West Hill offers a great opportunity for someone looking to take their first step into



Community
Local



Food
Preparation
Area



Live Music



Kitchen