

CITY CENTRE A3 RESTAURANT TO LET – NO PREMIUM

5 & 20 Brighton Square, Brighton, BN1 1HD

LOCATION:

Brighton Square is located in the heart of The Lanes, the subject premises benefit from an extremely prominent position facing a very busy courtyard.

DESCRIPTION:

The premises comprise a ground floor and first floor restaurant together with roof top terrace. There are basement stores, staff area, ground floor customer disabled and first floor Gents/Ladies WC.

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Gross Frontage	35'0"	10.7 m
Return Frontage	24'11"	7.6 m
Ground Floor Restaurant Area	923 sq ft	85.8 sq m
First Floor Restaurant Area	1259 sq ft	117 sq m
First Floor Terrace Area	1044 sq ft	97 sq m
Kitchen	518 sq ft	48.15 sq m
Basement Store	151 sq ft	14 sq m

LEASE:

Assignment of existing lease for a term of 25 years from 8th June 2005 on a full repairing and insuring lease with provision for 5 yearly rent reviews.

RENT:

The current passing rent is £85,000 per annum exclusive of VAT, rates and all other outgoings.

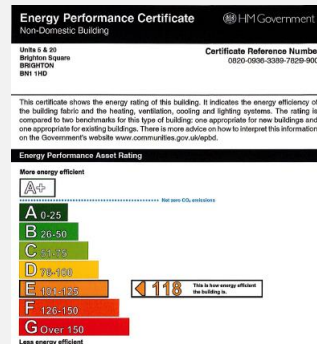
RATES:

Rateable Value: £88,500 UBR 49.1p (April 2019/2020).



ENERGY PERFORMANCE CERTIFICATE:

Certificate Reference No: 0820-0936-3389-7829-9002



LEGAL COSTS:

Incoming tenant will be responsible for the existing tenants and landlords legal costs. An unconditional undertaking to be provided prior to the release of papers.

VIEWING:

Strictly by prior appointment through sole agents Carr and Priddle on **01273 208010**.

