

NEW LEASE
RESTAURANT PREMISES
IN DESIRABLE KEMPTOWN VILLAGE
24-25 St George's Road, Kemptown, Brighton BN2 1ED

LOCATION:

The property is situated on the north side of St Georges Road located in the popular Kemptown area, other high end restaurants located nearby include the Ginger Dog, whilst other nearby occupiers include Real Patisserie, Pizzaface, the Co-op, Mishon Mackay & Fox & Sons.

DESCRIPTION:

Very attractive double fronted premises arranged over ground floor and basement until recently an award winning restaurant. The ground floor comprises a bar and restaurant area accommodating 50 covers in addition to a courtyard. The kitchen is situated in the basement whilst there is also an additional room with scope to be used for private dining a dumbwaiter is also in place operating between the ground floor and kitchen.

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Frontage	24'12"	7.59 m
Ground Floor		
Bar & Restaurant	855 sq ft	79.43 sq m
Courtyard		
2 x WC		
Basement		
Kitchen	319 sq ft	29.63 sq m
Store	47 sq ft	4.37 sq m
Office	67 sq ft	6.22 sq m
Storage	332 sq ft	30.84 sq m

LEASE:

A new lease will be offered for a term to be agreed on effective full repairing and insuring terms.

RENT:

£35,000 per annum exclusive of rates, VAT and all other outgoings.

PREMIUM:

Premium offers are invited for this valuable leasehold interest, fixtures and fittings.



RATES:

Rateable Value: £14,750 UBR 48.0p (April 2018/2019)

ENERGY PERFORMANCE CERTIFICATE:

Certificate Reference Number: 9374-3015-0321-0800-5491

The energy efficiency rating for this property is D 76.

A full copy of the EPC can be viewed at:

www.ndepcregister.com

LEGAL COSTS:

The ingoing tenant to be responsible for reasonable legal costs

VIEWING:

By prior appointment through agents Carr and Priddle on **01273 208010**.

