

2 ADJOINING UNITS TO LET

**The Former Dyke Tavern, 218 Dyke Road, Brighton,
BN1 5AA**

LOCATION:

The properties are situated in a prominent location on the corner of Dyke Road and Highcroft Villas opposite the Upper Drive. The parade in which the property is situated includes Milo's hairdressers, Oriental Kitchen and Okka Coffee. Also nearby are Caffyns Audi, BHASVIC, Cardinal Newman School & Sixth Form and an Esso and Tesco express. Regular bus services run past the property whilst Hove, Preston Park and Brighton stations are within walking distance.

DESCRIPTION:

Former pub premises that has been divided to create 2 units. The property was rebuilt in the 1880's in Tudor revival style and the units still benefit from many of the features throughout. The space has been recently refurbished and benefits from wood flooring throughout.

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

| | IMPERIAL | METRIC |
|--|------------|-------------|
| North West (corner) unit | 1074 sq ft | 99.78 sq m |
| South East unit | 1137 sq ft | 105.63 sq m |
| Kitchen to be added to one or other unit | 556 sq ft | 51.65 sq m |

LEASE:

Available by way of new effective full repairing and insuring lease for a term of 10 years with provision for 5 yearly upward only rent reviews.

RENT:

North West Corner Unit £19,250 per annum
 South East Unit £20,600 per annum
 Kitchen £1,600 per annum
 All rents are exclusive of rent, rates, VAT and all other outgoings.



RATES:

To be reassessed.

ENERGY PERFORMANCE CERTIFICATE:

An Energy Performance Certificate is not required as the property is currently listed.

PLANNING:

We are advised by our client that they previously made an application for A1 use by way of prior notification having more recently traded as a furniture shop.

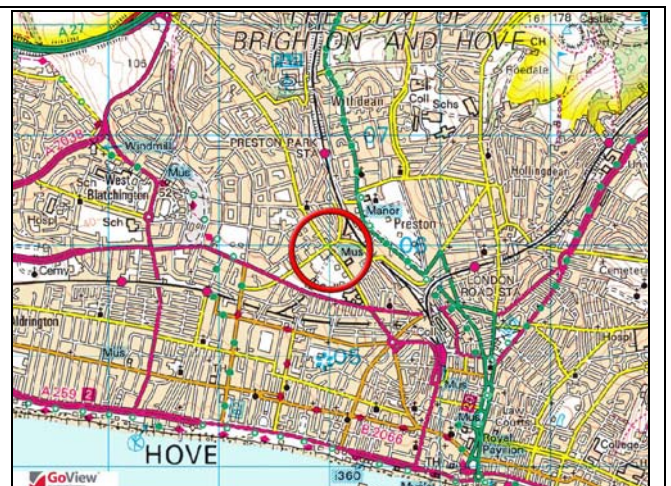
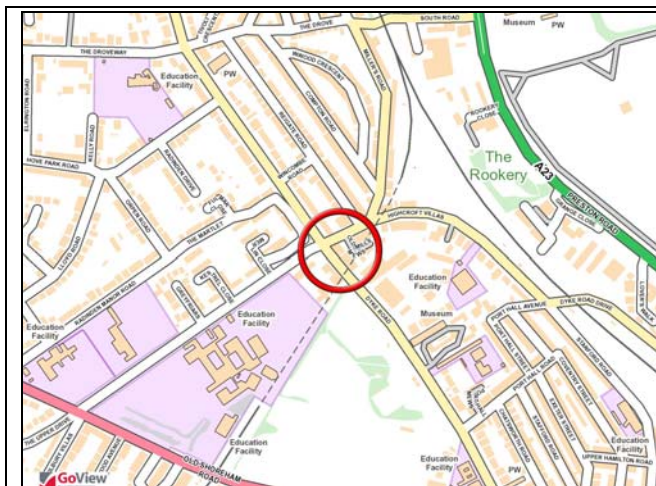
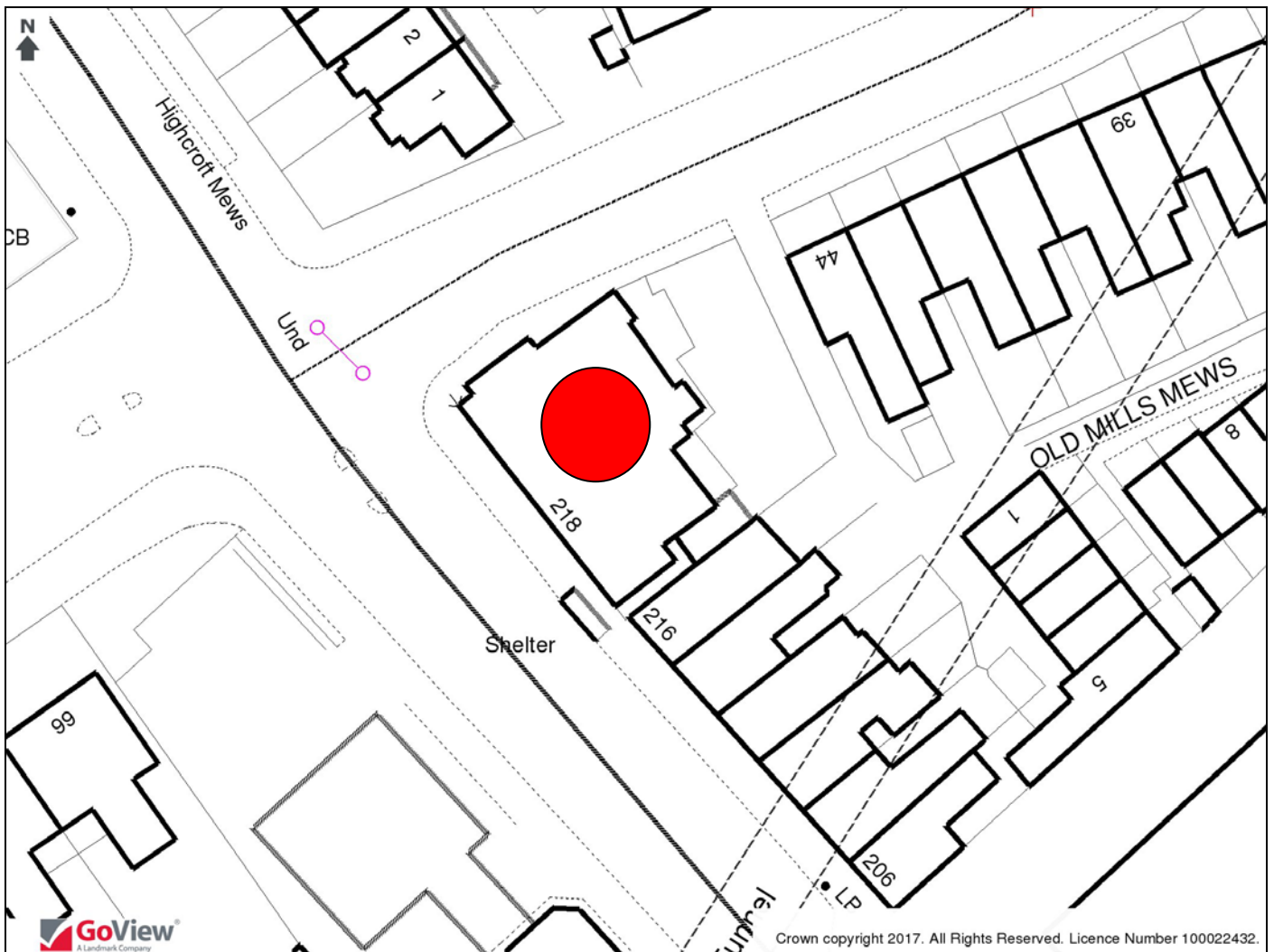
LEGAL COSTS:

The incoming tenant to make a contribution of £1000 plus VAT towards the Landlords legal costs. An undertaking to be provided prior to release of papers.

VIEWING:

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

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