

## Established Restaurant Lease, Business & Fixtures & Fittings

### 81 Trafalgar Street, Brighton BN1 4EB

#### LOCATION:

The premises are located on the Northern side of Trafalgar Street, between Blackman Street & Whitecross Street forming part of a development built in the early 2000s with residential units above. Nearby traders include Bread & Milk, The Lord Nelson, Real Patisserie and Bluebelle. Brighton mainline station is only a few minutes walk away with regular trains running to London.

#### DESCRIPTION:

The property comprises an attractive and spacious ground floor restaurant unit with a well fitted kitchen located towards the rear of the unit which has extraction running to the roof. There is currently 32 internal covers and 16 external covers.

**Licence :** The property is licensed for the sale of alcohol between the hours of 9am & 10pm by way of a waiter or waitress service.

#### ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Net Frontage	27'8"	84.73 m
Gross Frontage	30'2"	92.05 m
Ground Floor	648 sq ft	60.20 sq m
WC		

#### LEASE:

Available by way of an assignment of an existing lease for a term of 15 years from 30 June 2006 and a reversionary lease for a term of 10 years from 30 June 2021 with a day one upward only rent review.

#### RENT:

£22,000 per annum exclusive of rates, VAT and all other outgoings.

#### PREMIUM:

Offers invited in the sum of £150,000 for the benefit of the lease, fixtures & fittings and goodwill with stock at valuation.



#### VAT:

We are advised that the Freeholder has elected to opt for tax and as such, VAT is payable on the rental element.

#### RATES:

**Rateable Value:** £16,250 UBR 48.0p (April 2018/2019).

#### ENERGY PERFORMANCE CERTIFICATE:

**Certificate Reference Number:** 0440-0531-5580-7699-6002

The energy efficiency rating for this property is D 76.

A full copy of the EPC can be viewed at:

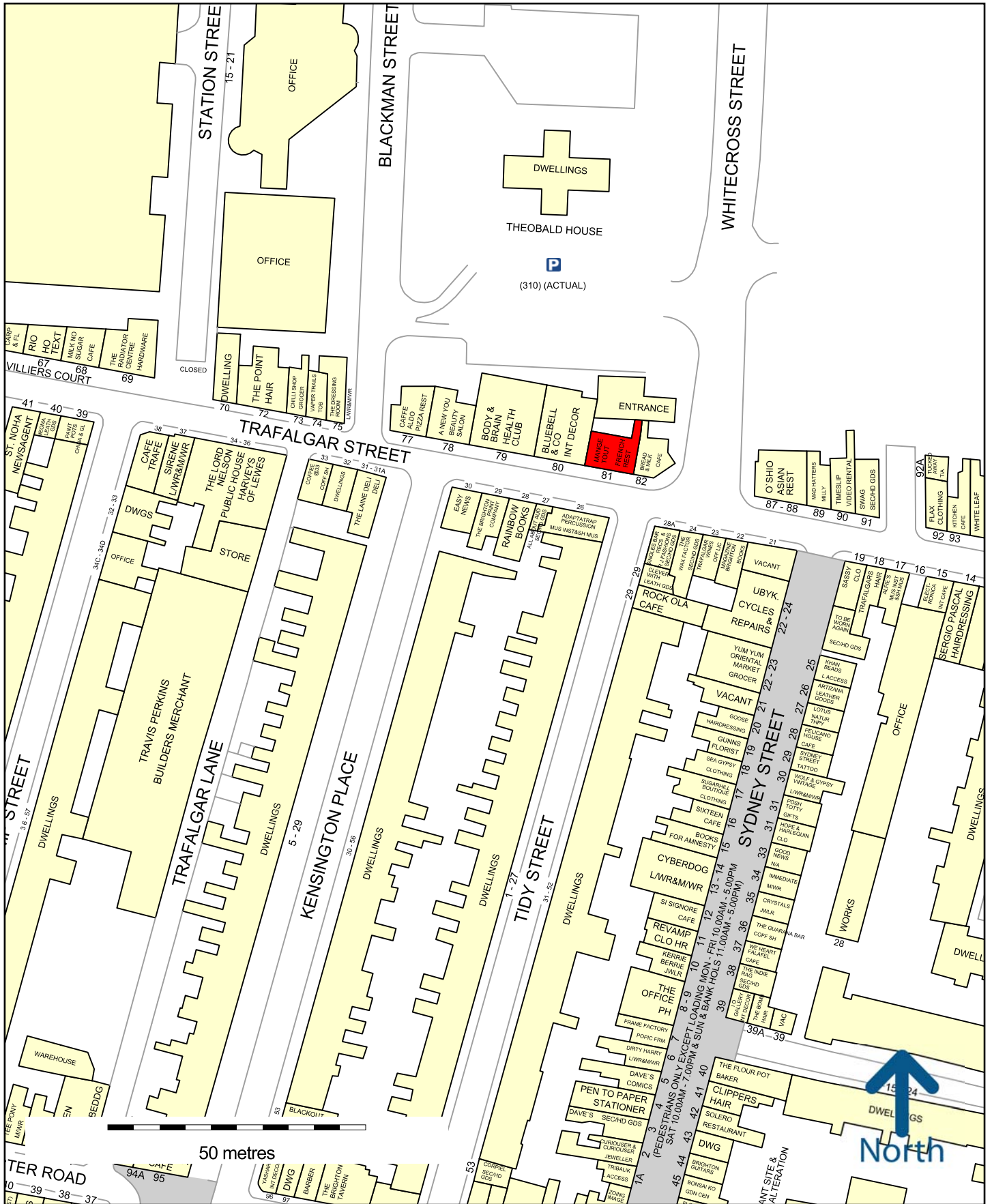
[www.ndepcregister.com](http://www.ndepcregister.com)

#### LEGAL COSTS:

The incoming tenant is to make a capped contribution of £3,000 plus VAT towards the Assignor and the Landlord's legal costs.

#### VIEWING:

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



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Created By: Carr And Priddle

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