

A3 RESTAURANT UNIT - TO LET
135 Western Road, Brighton, BN1 2LA

LOCATION:

The property is prominently located in Western Road adjacent to Waitrose supermarket (83 car spaces) benefitting from this high footfall location. Nearby occupiers include Taj the Grocer, Taco Bell, Timpson, Premier Convenience Store, Caffè Nero, Creams and Sainsbury's Local.

There are numerous bus services to the City Centre (6 minutes walk, 0.3 miles). Brighton rail station is 0.9 miles (20 minutes) and Brighton seafont is a few minutes away.

DESCRIPTION:

The premises comprise a two storey restaurant (refurbished in 2015) The ground floor has a customer service area with fitted open kitchen (fitted in 2018) and a disabled W.C. The small basement/cellar is accessed to the rear. At first floor level there is a former bar facility and an open plan area which can be used for restaurant seating or private functions.

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Gross Frontage	18' 6"	4.9 m
Net Frontage	17' 1"	5.2 m
Internal Width	16' 8"	5.1 m
Internal Depth	34' 10"	10.6 m
Ground Floor Sales	595 sq ft	55.2 sq m
First Floor Sales	470 sq ft	43.6 sq m
Basement/Cellar	100 sq ft	9.2 sq m

LEASE:

Available by way of a new lease for a term to be agreed.

RENT:

£35,000 per annum exclusive

RATES:

Rateable Value: £30,500 UBR 49.9p (April 2020/21).
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Retail occupiers are able to apply for a business rates holiday for the current rating year expiring 31st March 2021.

VAT:

We are informed that the property is elected for VAT.



PREMISES LICENCE:

Licence no: 1445/3/2019/00115/LAPRMV

Activity: Sale by Retail of Alcohol 12.00 to 23.00 Every Day.

PLANNING:

Planning Ref: BH2009/1256

The ground floor has an A3 restaurant planning use class with the first floor A1 use.

ENERGY PERFORMANCE CERTIFICATE:

Certificate Reference Number: 0810-0938-7329-3294-8006

The energy efficiency rating for this property is B 41.

A full copy of the EPC can be viewed at:

www.ndepcregister.com

LEGAL COSTS:

Each party to be responsible for their own legal costs in connection with this transaction.

VIEWING:

By prior appointment through sole agents Carr and Priddle on **01273 208010** contact Simon Thetford **07851 246805**
simon@carrpriddle.co.uk.



CARR & PRIDDLE

01273 208010



Ground Floor



Kitchen



First Floor



PROPERTY CONSULTANTS
SURVEYORS AND VALUERS

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