



RUPERT BURSTOW
Property Consultancy & Acquisitions

HIGHLY SOUGHT AFTER A1/A2 PREMISES (SHOP/OFFICE) ON BUSY SEVEN DIALS TO LET



**104b DYKE ROAD,
SEVEN DIALS, BRIGHTON
BN1 3JD**

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104b DYKE ROAD, SEVEN DIALS, BRIGHTON, BN1 3JD

LOCATION The property is situated on Dyke Road a few feet from the bustle of Seven Dials roundabout/junction. The Dials provides a very busy traffic and pedestrian flow with a variety of different occupiers such as betting shops, hairdressers, delis, estate agents and restaurants.

ACCOMMODATION The premises comprise a well presented ground and lower ground floor A1/A2 unit as follows:

SHOP/OFFICE:

13'4" x 17'7" **234 sq ft (22 sq m)**

- Fully Carpeted
- A1/A2
- Electric Heaters
- Separate WC & Kitchen
- Well decorated throughout

LOWER GROUND FLOOR OFFICE:

15'5" x 8'4" **128 sq ft (12 sq m)**

- Fully Carpeted

TENURE Leasehold

LEASE The property is available on an assignment of the current 10 year lease from December 2000. Alternatively a new lease is available – please enquire for further details

RENT £7,500 per annum exclusive

PREMIUM Offers invited in the region of £6,500

UNIFORM BUSINESS RATES

- **Description:** Shop and premises
- **Rateable Value:** £4,200
- **Rates Payable:** £1,709.40 (April 10/11)

These premises may qualify for a Small Business reduction in Business Rates of up to 50% depending on the rateable value and the Company taking occupation. For further information speak to Brighton & Hove City Council direct on 01273-291981.

VAT VAT may be chargeable on the terms quoted

LEGAL FEES Incoming tenant to bear both parties legal costs

VIEWING Strictly via a prior appointment through sole agent:
Rupert Burstow Ltd
Tel: 01273 731111

