



RUPERT BURSTOW
Property Consultancy & Acquisitions

HIGHLY PROMINENT SHOP WITH
EXTENSIVE ANCILLARY
ACCOMMODATION
PREVIOUSLY OFF LICENCE PREMISES
HEART OF KEMPTOWN VILLAGE
TO LET



**102 ST GEORGES ROAD
BRIGHTON
BN2 1EA**

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102 ST GEORGES ROAD, BRIGHTON BN2 1EA

LOCATION	Situated in a highly prominent position in the heart of Kemptown Village, surrounded by numerous multiple and individual retailer, pub and restaurants to include some of the major banks. This is a bustling thoroughfare for both pedestrians and road traffic and is in a densely populated residential area only a few meters from the A259 Coast Road and the beach
ACCOMMODATION	The premises comprise a prominent shop with rear store and extensive basement with rear loading access as follows:
SHOP	<p>Internal Width 15'9"</p> <p>Internal Depth 28'1"</p> <p>Total sales area 442 sq ft (41 sq m)</p>
REAR STORE/ FURTHER SALES	<p>16'8" X 13' 217 sq ft</p> <ul style="list-style-type: none"> • Dumb waiter • Rear access out to Bloomsbury Place
BASEMENT	<p>44'1" x 17'2" 754 sq ft</p> <ul style="list-style-type: none"> • Rear access • Stairs leading to Bloomsbury Place • High ceilings • Excellent storage • Kitchenette area
W/C	W/C with hand wash facilities
TENURE	Leasehold
LEASE	A new lease is available with terms to be agreed
RENT	£17,000 per annum exclusive
UNIFORM BUSINESS RATES	<ul style="list-style-type: none"> • Description: Shop and Premises • Rateable Value: 2,800 • Rates Payable: £1,346.80 (April 09/10) <p>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.</p>
VAT	VAT may be chargeable on the terms quoted
LEGAL FEES	Incoming tenant to bear both parties legal costs
VIEWING	<p>Strictly via a prior appointment through sole agent: Rupert Burstow Ltd Tel: 01273 731111</p>

