



RUPERT BURSTOW
Property Consultancy & Acquisitions

**FULLY FITTED COFFEE
SHOP/SANDWICH BAR
OUTSIDE SEATING
BUSY SEVENDIALS LOCATION
LEASE FOR SALE**

**REDUCED FOR
SWIFT SALE**



**109c DYKE ROAD
BRIGHTON
BN1 3JE**

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109C DYKE ROAD, BRIGHTON BN1 3JE

LOCATION The property is situated on Dyke Road a few meters from the bustle of Sevendials roundabout/junction, property is situated at the entrance to Bath Street adjacent to the Dials providing a very busy traffic and pedestrian flow. Other occupiers surrounding the unit include estate agents, pubs, restaurants, Ladbrokes and the Co-op.

ACCOMMODATION The premises comprise a ground floor sandwich bar/coffee shop with front forecourt as follows:

SHOP:

20' x 8'5" + 15'4" x 14'6"

354 sq ft (33 m²)

To include:

- 16 covers
- Panini Toaster
- Double stainless steel sink
- La Spaziale coffee machine
- Display Fridge
- Drinks Display
- Electric Till
- D.Buffalo Sandwich Toaster

W/C: Separate w/c with hand wash facilities

FORECOURT: Seating up 10-14 people

TENURE Leasehold

LEASE The property is held on a 12 year lease from 2003

RENT £15,500 per annum exclusive

PREMIUM OIRO £15,000 for the benefit of fixtures and fittings

UNIFORM BUSINESS RATES

- **Description:** Shop and Premises
- **Rateable Value:** 6,600
- **Rates Payable:** £2,732.40 (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

