



RUPERT BURSTOW
Property Consultancy & Acquisitions

**SUPERB HIGHLY PROMINENT
CORNER BAR/RESTAURANT
PREMISES FULLY FITTED
BRIGHTON & HOVE'S COMMERCIAL
THOROUGH-FARE
TO LET OR FOR SALE**



**111 WESTERN ROAD
BRIGHTON
BN1 2AA**

71 Church Road, Hove, BN3 2BB Tel 01273 731111 Fax 01273 711120 Email mail@rupertburstow.com www.rupertburstow.com

These particulars do not constitute any part of an offer or a contract. All statements contained in these particulars are made without responsibility on the part of Rupert Burstow and should not be relied upon as a statement or representation of fact. Any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Rupert Burstow nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.



111 WESTERN ROAD, BRIGHTON, BN1 2AA

LOCATION

Situated in a highly prominent corner position in Brighton & Hove's premier commercial thorough-fare of Western Road. The property is situated on the South side of the road on the corner of Western Road and North Square. The location benefits from a high pedestrian and traffic flow with pedestrian crossings and bus stops. The premises also over looks the Norfolk Square gardens.

ACCOMMODATION: The premises comprise a very impressive ground floor bar/restaurant (ex-bank premises) with lower ground floor extensive kitchen stores/WC's etc as follows:

RESTAURANT AREA:

Internal width 36'
Internal depth 26'

Total restaurant area 936 sq ft (87 sq m)

High ceilings
Many original features
Parka flooring
Fully fitted bar
Sun terraces with seating
Air conditioning and heated pavement/seating licence

LOWER GROUND FLOOR:

Office:

6'9" x 10'11' 74 sq ft (7 sq m)
Good ceiling height
Walk in fridge

Store:

7' x 6' 42 sq ft (4 sq ft)
Boiler
Cellar to include cooler and pumps

Kitchen:

19' x 22' 418 sq ft (39 sq ft)
Plus dry store
Full extraction system over hob and oven
Commercial grill
8 x wok ovens
3 x deep fat fryers
Stainless steel worktop
6 x upright fridge/fridge freezers
Hand wash basins
W/C's, 2 x female, 2 x male plus hand wash facilities

Stores:

Chest freezer 6' x 12' 72 sq ft (7 sq ft)



TENURE	Leasehold
LEASE	A new lease is available with terms to be agreed
RENT	£39,000 per annum exclusive
TENURE	Freehold
PRICE	Offers in the region of £550,000 for the benefit of freehold interest (subject to two residential units sold off on long leases)

UNIFORM BUSINESS RATES:

- **Description:** Restaurant and premises
- **Rateable Value:** £26,250.00
- **Rates Payable:** £11,631.00 (April 08/09)

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 bare both parties legal costs
VIEWING	Strictly via a prior appointment through sole agent: Rupert Burstow Ltd Tel: 01273 731111