



RUPERT BURSTOW
Property Consultancy & Acquisitions

PRICE SLASHED FOR IMMEDIATE SALE

**SUPERB SUBSTANTIAL
RESTAURANT/BAR PREMISES IN
THE HEART OF KEMPTOWN'S
VIBRANT COSMOPOLITAN AREA
APPROXIMATELY 90 COVERS PLUS
LARGE SUN TERRACE SEATING**



**118/120 ST GEORGES ROAD
BRIGHTON
BN2 1EA**

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118/120 St Georges Road, Brighton, BN2 1EA

LOCATION

Situated in a highly prominent corner position in the heart of Kemptown's vibrant and cosmopolitan sector. St Georges Road forms part of the main commercial thoroughfare running through Kemptown, starting from The Old Steine running through St James Street turning into Bristol Road, St Georges Road and finally Chesham Road towards Brighton Marina. Many multiple and individual retailers are within a few meters as are some of the major banks. This also a densely populated residential area.

ACCOMMODATION The Premises comprise an impressive fully fitted 100 plus seater ground and lower ground restaurant with a picturesque garden area with seating for a further 60 covers as follows:

GROUND FLOOR: Gross frontage 50 ft
 Internal width: 32'8 ft
 Internal depth: 36' ft
Total Restaurant Area: 1177 sq ft (109 sq m)

- Fitted to a high standard throughout
 - 60 covers at present
 - Tiled flooring
 - Disabled W/C with hand wash facilities
- (To exclude restaurant furniture)**

Kitchen: 31'1 x 16'7 515 sq ft (48 sq m)

- Full extraction system
- Commercial double stainless steel sink
- Six ring hob and oven x 2
- Griddle
- Cold frost chiller cabinet
- Commercial stainless steel sink
- Various stainless steel worktops

LOWER GROUND:

W/C: Separate male and female W/C's with hand wash and disabled facilities

Storage cupboard: 12' x 4' 48 sq ft

Function room/club/further restaurant: 15'8" x 15'9" 246 sq ft

- Fully fitted bar
- Stainless steel sink
- Display fridges
- 25 – 30 covers

Office/Stores: 5'5" x 19'8" 106 sq ft

Cellar: 17'9" x 7'6" 133 sq ft

Store 1: 6' x 6' 36 sq ft

Coal room/celler: 12'8" x 10'3" 130 sq ft



Staff changing room to include:

- Shower
- WC
- Sink

Rear Garden:

- Accessed via ground or lower ground floor
- Partially covered
- Paved and seated rear patio garden
- Side loading access

TENURE	Leasehold
LEASE	Held on a 20 year lease from 2004
RENT REVIEWS:	5 yearly upward only rent reviews
RENT	Passing rent £42,000 per annum (reviewed 2009)
PREMIUM:	Reduced to offers in the region of £49,950 for the benefit of the lease, catering consent, license, fixtures and fittings and goodwill

UNIFORM BUSINESS RATES

- **Description:** Restaurant and premises
- **Rateable Value:** 37,250
- **Rates Payable:** £17,114.50 (April 10/11)

VAT VAT may be chargeable on the terms quoted

LEGAL FEES Each party to bear their own legal costs incurred.

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