



RUPERT BURSTOW
Property Consultancy & Acquisitions

**RARELY AVAILABLE
CENTRAL BRIGHTON
BAR/NIGHTCLUB PREMISES
TO LET**



**11 DYKE ROAD
BRIGHTON
BN1 3FE**

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.



11 DYKE ROAD, BRIGHTON, BN1 3FE

LOCATION Situated in the heart of Brighton close to the junction of Dyke Rd and Churchill Square shopping Centre. Brighton mainline railway station and the city centre bus routes are also located close by. Seven Dials is a short distance to the north and The main commercial thoroughfares of North Street, West Street and Western Road are all meters away.

ACCOMMODATION The accommodation comprises a two storey bar/nightclub including small kitchen and basement storage as follows:

GROUND FLOOR:

Entrance leading to reception/open foyer area
Back Office
Access to Male & Female WC's

Corridor leading to:

Kitchen	9'7" x 5'9"	55 sq ft
Stairs to Cellar/Store	5'4" x 16'4"	87 sq ft

Entrance to:

Bar/Venue	17'2" x 31'2"	535 sq ft (49 m²)
------------------	---------------	-------------------------------------

- Fitted Bar
- DJ Booth

FISRT FLOOR:

Stairs up to:

Bar/Venue	19'11" x 37'11"	755 sq ft (69 m²)
------------------	------------------------	-------------------------------------

- Fitted Bar
- DJ Booth
- WC + HWF

CAPACITY: We are informed the premises are currently licensed for a capacity of 200 persons plus staff; however we understand there may be scope to further increase this number.

LICENSING: We understand the premises have the benefit of a premises license for the sale of alcohol until 5am on Thursday/Friday/Saturday evenings, 12.30am Sundays and 2am every other day.

TENURE Leasehold

LEASE A new lease for a term to be negotiated

RENT £52,000 per annum exclusive

PREMIUM Premium offers invited for the benefit of this leasehold opportunity



UNIFORM BUSINESS RATES

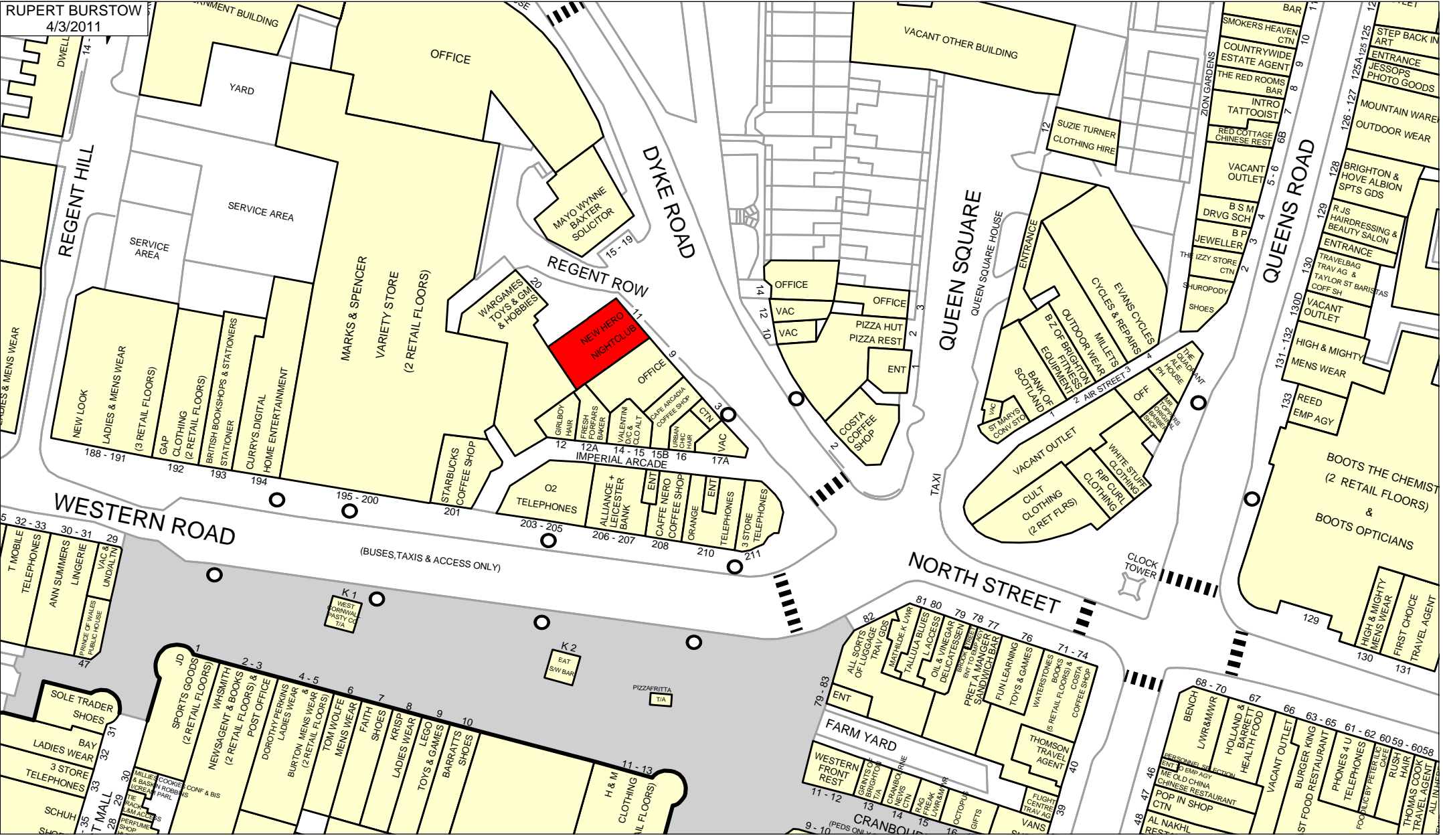
- **Description:** Dance Hall and Premises
- **Rateable Value:** £24,950
- **Rates Payable:** £10,716.75 (April 10/11)

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



goad Network
For more information on our products and services:
www.goadplans.co.uk
0845 6016011
goad.sales@uk.experian.com

COPYRIGHT AND CONFIDENTIALITY NOTICE
2010 Experian Ltd All Rights Reserved

This product includes mapping data licensed from Ordnance Survey © Crown Copyright 2010. Licence number PU 100017316.

Mapping sourced from Ordnance Survey

For full terms & copyright conditions visit www.goadplans.co.uk

