



**RUPERT BURSTOW**  
Property Consultancy & Acquisitions

**STRICTLY PRIVATE & CONFIDENTIAL**

**SUPERB BAR/RESTAURANT  
OPPORTUNITY**

**BRIGHTON'S PREMIER COMMERCIAL  
THOROUGHFARE  
LEASE FOR SALE**



**128 WESTERN ROAD  
BRIGHTON  
BN1 2AD**

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## 128 WESTERN ROAD BRIGHTON BN1 2AD

### LOCATION

Situated in a highly prominent, busy location in the heart of Brighton city centre. It is located on the north side of the road, close to the junction with Montpelier Road and a few minutes from the Waitrose superstore. This is a bustling retail location, surrounded by numerous multiple and single retailers, restaurants and bars, and most of the major banks.

**ACCOMMODATION** The premises comprise ground and lower ground floor restaurant with first floor kitchens and second floor office/bedsit as follows:



### GROUND FLOOR:

#### Front restaurant

Width            17'3"  
Depth            16'2"

Front restaurant area            279 sq ft

#### Rear restaurant

10'6" x 12'5" 130 sq ft

#### Amenities:

- 28 Covers
- Polished flooring
- Ceiling fans and wall lighting
- Fitted bar
- Coffee machine
- Upright display fridge
- Glass washer

#### Rear garden area

Rear covered garden area providing approximately 30 covers



## LOWER GROUND FLOOR

**Restaurant** 22'7" x 8'7" (194 sq ft)  
Plus 7'3" x 10'3" (74 sq ft)

**Total restaurant area 268 sq ft**

Amenities:

Feature sofa style seating which could provide for 25 – 30 covers

**Outside seating** There is a Brighton and Hove council licence for pavement seating in front of the restaurant for approximately 8 to 12 people

**Half landing** Male W/C with hand wash facilities

**FIRST FLOOR** 2 x female W/C's with hand wash facilities

**Kitchen** 31'8" x 10'7" 336 sq ft

Amenities:

- Full extraction
- Double stainless steel sink
- Dishwasher
- 6 ringed hob and oven
- 2 x deep fat fryer
- 2 x upright fridge
- Various stainless steel worktops and cupboards
- Commercial microwave
- Ice machine

## SECOND FLOOR

**Front** Office/bedsitting room/store 19' x 14' (266 sq ft)

**Rear** 13'1" x 11'9" (165 sq ft)

- Walk in fridge
- Fitted shower



<b>TENURE</b>	Leasehold
<b>RENT</b>	£21,000 per annum exclusive
<b>PREMIUM</b>	Offers invited in the region of £150,000 for the benefit of the fixtures, fittings and goodwill

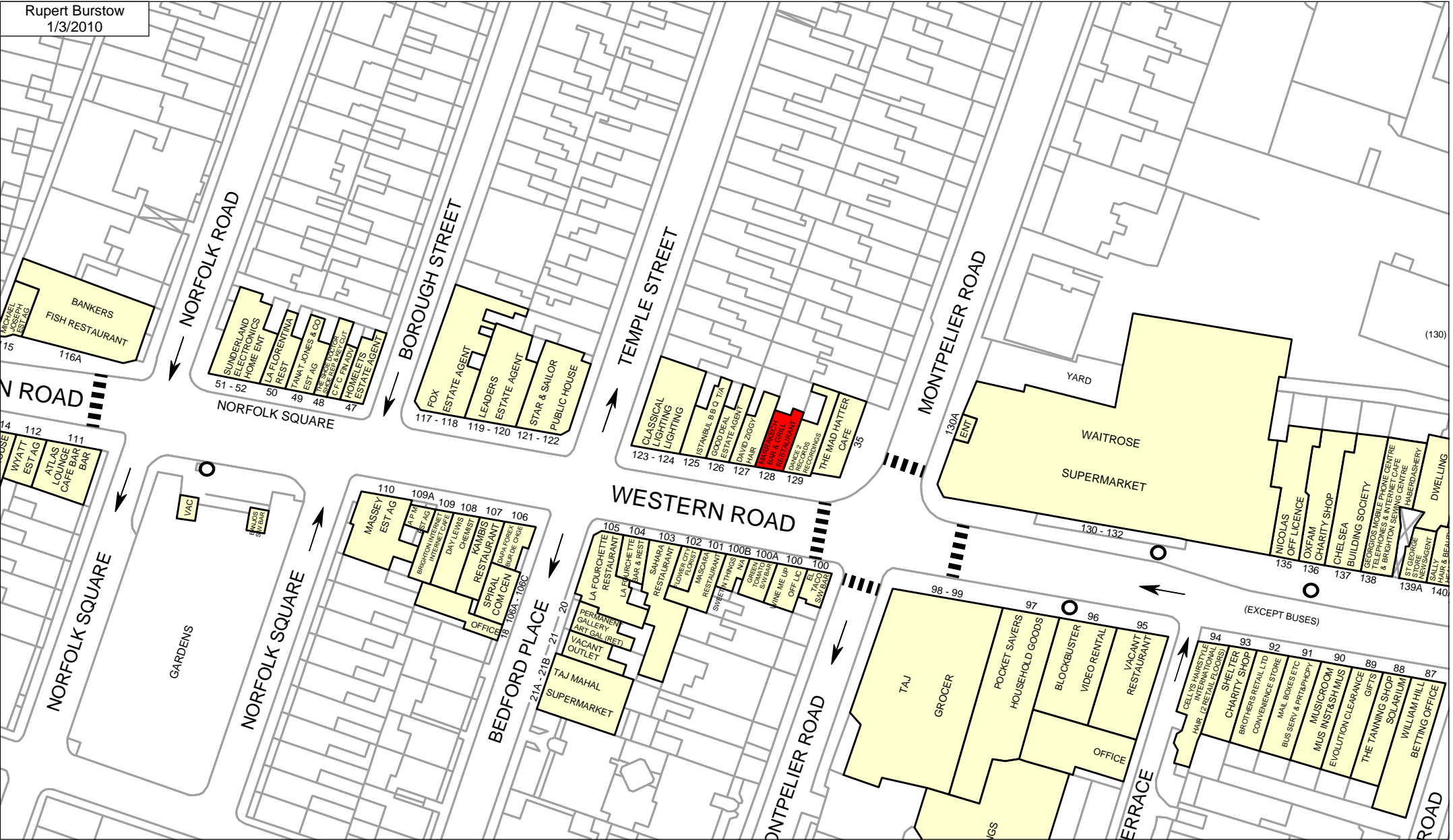
#### **UNIFORM BUSINESS RATES**

- **Description:** Shop and Premises
- **Rateable Value:** 15,500
- **Rates Payable:** £6,417 (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.

<b>VAT</b>	VAT may be chargeable on the terms quoted
<b>LEGAL FEES</b>	Incoming tenant to bear both parties legal costs
<b>VIEWING</b>	Strictly via a prior appointment through sole agent: <b>Rupert Burstow Ltd</b> <b>Tel: 01273 731111</b>

Rupert Burstow  
1/3/2010



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