



RUPERT BURSTOW
Property Consultancy & Acquisitions

**SUPERB CITY CENTRE SEAFRONT RESTAURANT
& LARGE FORCOURT/ SUN TERRACE
OPPORTUNITY (STC)
APPROXIMATELY 2000 sq ft (185 sq m)
TO LET**



**113-114 KINGS ROAD
BRIGHTON
BN1 2HH**

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113-114 Kings Road, Brighton, BN1 2HH

LOCATION Situated in a highly prominent position in the heart of Brighton on the corner of Kings Road and Preston Street, directly overlooking the West Pier and being in the centre of the hub of Brighton's beach front, bars, hotels, nightclubs and various retail outlets, this area is renowned for attracting locals and tourists to its diverse and vibrant atmosphere.

ACCOMMODATION The premises comprise a superbly fitted ground floor restaurant with dual aspect window frontage, a majority of which is South facing and offers the potential for further outside seating (by arrangement) The premises also comprises a basement offering kitchens, staff/ storage rooms as follows:

GROUND FLOOR:

Internal width **32'4"** Narrowing to **18'2"**
 Internal depth **28'11"**

Laid as a split level with dual aspect on the corner of Preston Street and Kings Road

Kings Road Frontage: **33ft**
 Preston Street Frontage: **30ft**

Total Area: 927 sq ft (86 sq m)

BASEMENT:

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

The basement offers a versatile area that incorporates the kitchen with extraction and a number of potential storage and or staff rooms.

Gross Internal Area: 2000 sq ft (185 sq m)

TENURE: Leasehold

LEASE: A new fully repairing and insuring lease for a minimum term of 10 years

RENT: £45,000 per annum exclusive (Rent review by negotiation)



UNIFORM BUSINESS RATES

- **Description:** Shop and Premises
- **Rateable Value:** TBC
- **Rates Payable:** TBC

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