



RUPERT BURSTOW
Property Consultancy & Acquisitions

NO PREMIUM

**NEWLY REFURBISHED
A1, A2, PREMISES
TO LET**



**15 PRESTON STREET
BRIGHTON
BN1 2HN**

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15 PRESTON STREET, BRIGHTON, BN1 2HN

LOCATION Situated at the lower end of Preston Street on the west side of the road. Preston Street is famous for its bars, restaurants and takeaways and adjoins Brighton's premier commercial thoroughfare with the A259 Kings Road and the beach in this most central location.

ACCOMMODATION The premises comprise a ground floor A1, A2, premises with lower ground floor stores and prep rooms as follows:

Gross frontage	13'6"
Internal width	12'
Internal depth	27'6"

Total sales area 330 sq ft (30.7 sq m)

- Up lighting/spot lighting
- Newly decorated

W/C: 2 x W/C with hand wash facilities

BASEMENT

STORE 1: 11' x 12' **132 sq ft**

STORE 2: 10' x 7'2" **71 sq ft**

SHOWER ROOM Shower

W/C W/C with hand wash facilities

PREP ROOM 11'8" x 12' **140 sq ft**

- New kitchenette and stainless steel sink
- 2 x Stainless steel prep tables

TENURE Leasehold

LEASE A new lease is available, terms to be agreed

PRICE £12,000 per annum exclusive



UNIFORM BUSINESS RATES

- **Description:** Shop and premises
- **Rateable Value:** £10,250
- **Rates Payable:** £4,243.50 (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 Each party to bear their own legal fees

VIEWING Strictly via a prior appointment through sole agent:
Rupert Burstow Ltd
Tel: 01273 731111