



RUPERT BURSTOW
Property Consultancy & Acquisitions

STRICTLY PRIVATE AND CONFIDENTIAL

**SUPERB BAR/RESTAURANT
OPPORTUNITY IN THE HEART OF
KEMPTOWN**

FULLY FITTED THROUGHOUT

PREMIUM SLASHED AS URGENT SALE REQUIRED

LEASE FOR SALE



**24 – 25 St GEORGES ROAD
BRIGHTON, BN2 1ED**



24 – 25 St Georges Road, Brighton BN2 1ED

LOCATION

Situated in a highly prominent position in the heart of Brighton's cosmopolitan Kempdown area. The property is situated on the north side (south facing) of St Georges Road at the eastern end of the commercial section of the road, surrounded by numerous shops, pub and being in a densely populated residential area. The property is close to the junction with college place and is a 2 minute walk from the seafront or the beach.

ACCOMMODATION The premises comprise a superbly fitted ground floor restaurant with kitchens, prep room, cellars and yard at lower ground floor level as follows:

GROUND FLOOR:

Internal width 27'4"
Internal depth 25'7"

Total restaurant area – 698 sq ft (65 sq m)

Fully fitted to include:

- 50 – 55 covers
- Bar
- Double stainless steel sink
- Spaziale coffee machine
- Draft beers/sodas
- Dumb waiter
- Fire exit

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

Decked Area: Suitable for smoking area

Cellar: Suitable for storage of wine/pumps/etc

Function Room/Further Restaurant/Further Kitchen: 11' x 26'9" - 294 sq ft

- 32 Covers

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

Main Kitchen: 11'8" x 26'7" - 311 sq ft

- Carbon filter extraction system
- 10 ring hob and oven
- 2 x commercial microwave
- Commercial dishwasher
- Ice machine
- Commercial griddle
- Commercial grill



Wash Up/ Prep Area/Further Kitchen:

- Commercial double stainless steel sink
- 5 x Fridge/Freezer
- Various stainless steel units/work tops
- Tiled flooring

Office: 8'4" x 6'4" - 52 sq ft

Lower ground floor courtyard area: 16'3" x 14'3" - 232 sq ft

To include loading access (via staircase)

Dry store: 15' x 5' - 75 sq ft

TENURE Leasehold

LEASE The premises are held on a 21 year effective fully repairing and insuring lease from 1st February 1996

RENT REVIEWS 3 Yearly upward only rent reviews (next review 1st February 2011)

PREMIUM Offers invited in the region of £69,950 for the benefit of the lease, catering consent, licenses, all fixtures and fittings and goodwill (price slashed due to family circumstances)

RENT Passing rent £27,500 per annum exclusive

UNIFORM BUSINESS RATES

- **Description:** Restaurant and Premises
- **Rateable Value:** 12,000
- **Rates Payable:** £5,820.00 (April 09/10)

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

AREA MAP

