



**RUPERT BURSTOW**  
Property Consultancy & Acquisitions

**SUPERB RESTAURANT OPPORTUNITY**  
**BRIGHTON SEAFRONT**  
**PARTIALLY FITTED KITCHEN**  
**+ ACCOMMODATION**  
**(AVAILABLE TO LET OR MAY SELL)**



**2 SHIP STREET**  
**BRIGHTON**  
**BN1 1AD**

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## 2 SHIP STREET, BRIGHTON, BN1 1AD

**LOCATION** Situated in the highly prominent and most central position in the heart of Brighton's seafront/Lanes area. The property is situated on the southern end, a few metres from the seafront road and the beach on the corner of Kings Road and Ship Street, on the West side of the Road and opposite The Old Ship Hotel. The beach is less than a minute walk away and the pier is approximately a 3-4 minute walk away.

**ACCOMMODATION** The premises comprise an entire six-storey building set out as follows:

### GROUND FLOOR:

Fully fitted ground floor restaurant

Internal width 13'  
Internal depth 51'4"

**Total ground floor area 667 sq ft (62 m<sup>2</sup>)**

- Approximately 40 covers
- Air conditioning
- Dumb waiter

### LOWER GROUND FLOOR:

Further restaurant area

Front 13' x 15' **195 sq ft (18 m<sup>2</sup>)**  
Rear 7'9" x 21' **163 sq ft (15 m<sup>2</sup>)**

**Total lower ground floor area 358 sq ft (33 m<sup>2</sup>)**

- Dumb waiter
- 2 x w/c with hand wash basin

### WINE CELLAR:

5' x 4' **20 sq ft (2 m<sup>2</sup>)**

### FIRST FLOOR:

Fully fitted kitchen area

Front Kitchen 7'8" x 16'9" **129 sq ft (12 m<sup>2</sup>)**  
Rear Kitchen 12' x 15'5" **185 sq ft (17 m<sup>2</sup>)**

### REAR STORE:

Room 1 7'7" x 10' **76 sq ft (7 m<sup>2</sup>)**  
Room 2 7'7" x 10' **76 sq ft (7 m<sup>2</sup>)**

### SECOND FLOOR:

Front 17'3" x 8'5" **144 sq ft (13 m<sup>2</sup>)**  
Boiler room 6' x 6' **36 sq ft (3 m<sup>2</sup>)**  
Bathroom 8' x 6'

- W/C
- Hand wash basin
- Bath

W/C with hand wash facilities

**THIRD FLOOR:**

Front	16'8" x 8'5"	<b>140 sq ft (13 m<sup>2</sup>)</b>
Rear	9'5" x 14'8"	<b>138 sq ft (13 m<sup>2</sup>)</b>

**FOURTH FLOOR:**

13'6" x 13'6" **182 sq ft (17 m<sup>2</sup>)**

**STORE:**

3'6" x 8' **28 sq ft (3 m<sup>2</sup>)**

- Gas fire central heating

**TENURE**

Leasehold

**LEASE**

A new lease is available with terms to be agreed

**RENT**

The entire building £45,000 per annum exclusive

**TENURE**

Freehold – Price on application

**UNIFORM BUSINESS RATES**

- **Description:** Restaurant and premises
- **Rateable Value:** £11,500
- **Rates Payable:** £4,899.00 (April 12/13)

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

**VIEWING**

Strictly via a prior appointment through sole agent:

**Rupert Burstow Ltd**  
**Tel: 01273 731111**

