



RUPERT BURSTOW
Property Consultancy & Acquisitions

SUPERB BAR RESTAURANT (A4/ A3) CITY CENTRE/ FULLY FITTED ADJACENT WESTERN ROAD TO LET/ MAY SELL FREEHOLD



36 Preston Street
Brighton
BN1 2HP



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LOCATION Situated at the upper (northern) end of Preston Street close to the junction with Western Road, Brighton's premier commercial thoroughfare, the property is situated on the west side of the road close to the junction with Castle Street, in this bustling commercial area, adjoining Western Road and the seafront and famous for its bars and restaurants.

ACCOMMODATION The premises comprise of a superbly fitted ground floor bar/ restaurant and basement as follows;

BAR/ RESTAURANT:

Internal width	11' 6"
Internal depth	24' 9"
Total bar area	284 sq ft (26 sq m)

Fully fitted to include:

- Fitted Bar
- Wooden Floor
- Combi Boiler
- Air Conditioning

FIXTURES & FITTINGS:

- Outside awnings
- Outside tables
- Barstools & benches
- Air-conditioning system
- Brasilia Coffee machine
- Beer cooling equipment
- Fridge & freezers
- Ice machine
- Television
- Over Head Projector
- Coffee Grinder
- Italian bar fridge with sinks

W/C: W/C with hand wash facilities

BASEMENT:

ROOM 1	13' 11" x 10' 8"	149 sq ft (13.8 sq m)
ROOM 2	10' 10" X 14'10"	162 sq ft (15 sq m)
Total basement area:		311 sq ft (28 sq m)

TENURE Leasehold

LEASE: A new lease is available, term to be agreed



- RENT** £13,500 per annum exclusive
- PREMIUM:** Offers invited in the premium £7,500 for the benefit of the fixtures and fittings
- FREEHOLD:** The freehold may be available for sale, price on application.

UNIFORM BUSINESS RATES

- **Description:** Café & Premises
- **Rateable Value:** £6,400
- **Rates Payable:** £2,129.85 (April 11/12)

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** Incoming tenant to bear both parties legal costs
- VIEWING** Strictly via a prior appointment through sole agent:
Rupert Burstow Ltd
Tel: 01273 731111