



**RUPERT BURSTOW**

Property Consultancy & Acquisitions

**NEWLY REFURBISHED SHOP  
CURRENTLY FITTED AS A SANDWICH BAR  
MAIN WESTERN ROAD LOCATION  
TO LET**



**48a NORFOLK SQUARE  
BRIGHTON  
BN1 2PA**

71 Church Road, Hove, BN3 2BB Tel 01273 731111 Fax 01273 711120 Email [mail@rupertburstow.com](mailto:mail@rupertburstow.com) [www.rupertburstow.com](http://www.rupertburstow.com)

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## 48a NORFOLK SQUARE, BRIGHTON BN1 2PA

**LOCATION** Situated in a highly prominent position in Brighton and Hove cities main commercial thoroughfare of Western Road. The property is situated opposite Norfolk square on the Brighton and Hove borders and is surrounded by numerous individual and multiple retailers and benefits from a heavy traffic and pedestrian flow.

**ACCOMMODATION** The premises comprise a ground floor shop with rear office and basement storage as follows:

**SHOP:**

Internal width 8'10"  
Internal depth 24'

**211 sq ft (19 m<sup>2</sup>)**

- Display fridge
- Up Display Fridge
- Commercial Microwave
- 6 Toasters
- Gaggio Coffee Machine
- Hand Wash Basin
- Up Fridge

**Office/Prep area 8'7" x 7'5" 64 sq ft**

- Commercial Microwave
- Chest Freezer
- Double Commercial Sink

**Basement**

**Room 1 7'6" x 15'5" 116 sq ft**

**Room 2 9'8" x 16'4" 158 sq ft**

**TENURE** Leasehold

**LEASE** Full assignment of the 8 year fully repairing and insuring exclusive lease from May 2011

**PREMIUM:** A premium of £7,500 to be paid to incorporate a majority of the equipment currently in the premises. Alternatively a Premium of £2,500 to be paid should the incoming tenant NOT require any of the equipment contained

**RENT** £10,000 per annum exclusive



## UNIFORM BUSINESS RATES

- **Description:** Shop and premises
- **Rateable Value:** £8,900
- **Rates Payable:** £3,791.40 (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** Incoming tenant to bear both parties legal costs

**VIEWING** Strictly via a prior appointment through sole agent:

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