



RUPERT BURSTOW
Property Consultancy & Acquisitions

PROMINENT CORNER PREMISES
OFF LICENCE
CITY CENTRE LOCATION
JUST OFF WESTERN ROAD
TO LET



**61 PRESTON STREET
BRIGHTON
BN1 2HE**



61 PRESTON STREET BRIGHTON BN1 2HE

LOCATION Situated in a highly prominent position on the corner of Preston Street and Castle Street close to the junction with Western Road. Western Road is Brighton's premier commercial thoroughfare. Preston Street connects Western Road with the A259 Coast Road and the beach. This is a highly central position and it is surrounded by numerous restaurants, bars and retailers.

ACCOMMODATION The premises comprise a lock up shop with basement stores (limited head height via hatch) as follows:

Gross frontage	48'
Internal width	12'8"
Shop depth	33'9
Total sales area	428 sq ft (40 sq m)

- Laminate flooring

BASEMENT Accessed by hatch (uninspected) and understood to be of limited head height

W/C W/C with hand wash facilities

LICENCE Opening hours: 8 am to 3am everyday

TENURE Leasehold

LEASE A new lease is available terms to be agreed

RENT £12,000 per annum exclusive

PREMIUM £20,000

UNIFORM BUSINESS RATES

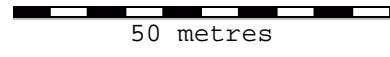
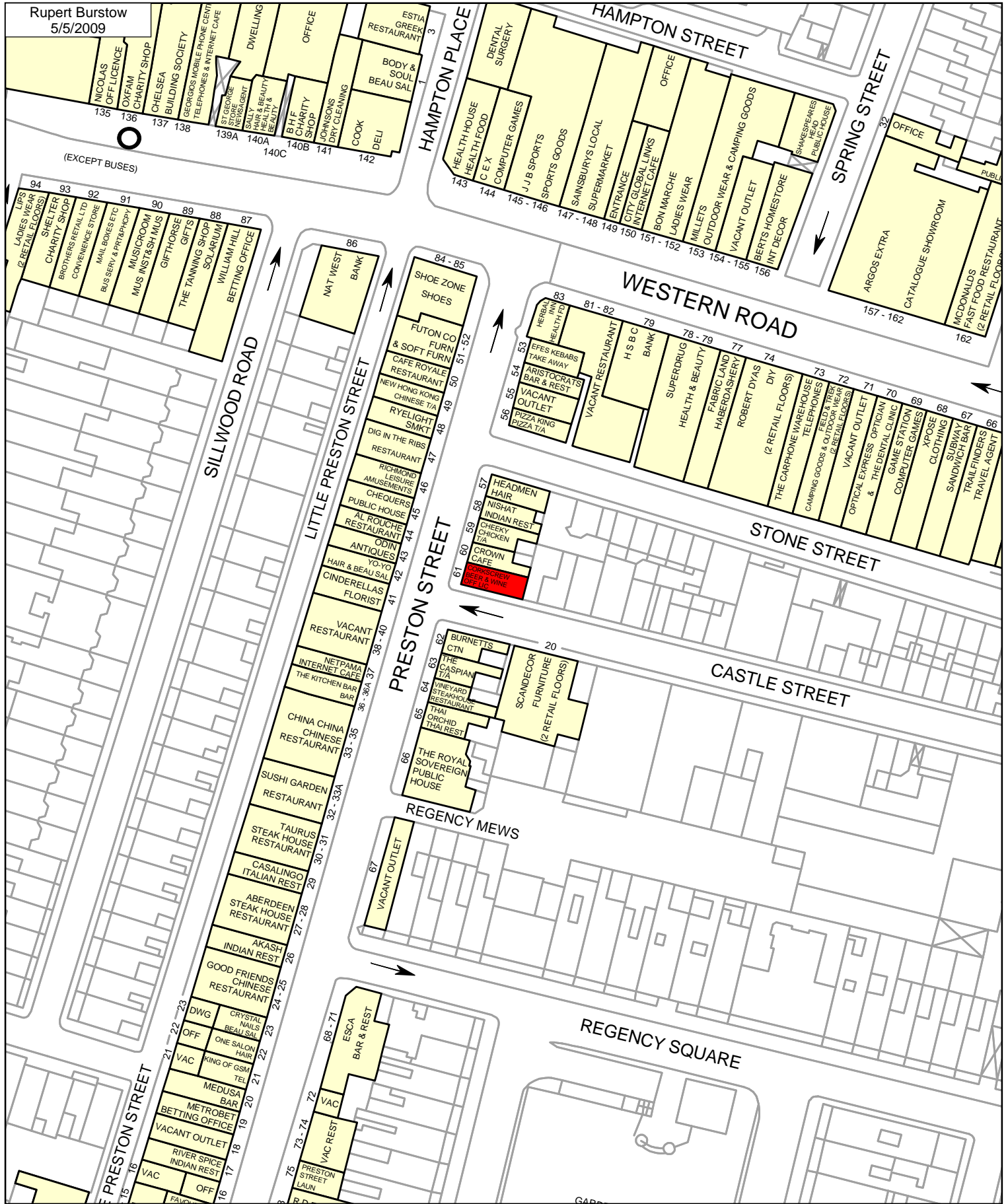
- **Description:** Shop and premises
- **Rateable Value:** 8,600
- **Rates Payable:** £4,171.00 (April 09/10)

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 and Hove Council 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



goad plans.co.uk
For more information on our products and services:
www.goadplans.co.uk
0845 6016011
goad.sales@uk.experian.com

COPYRIGHT AND CONFIDENTIALITY NOTICE
2007 Experian Ltd All Rights Reserved

This product includes mapping data licensed from Ordnance Survey® © Crown Copyright 2007. Licence number PU 100017316.

Mapping sourced from Ordnance Survey

For full terms & copyright conditions visit www.goadplans.co.uk