



RUPERT BURSTOW
Property Consultancy & Acquisitions

**SUPERB BAR/RESTAURANT
OPPORTUNITY IN THE HEART OF THE
CITY CENTRE
180 PERSON CAPACITY
LICENCED UNTIL 2AM 7 DAYS PER WEEK
NEW LEASE AVAILABLE**



**68 – 71 PRESTON STREET
BRIGHTON
BN1 2HG**

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LOCATION

Situated in the heart of the city centre, just off Brighton and Hove's main commercial thoroughfare of Western Road. Preston Street runs between Western Road and the Coast Road and the beach (A259). The property is situated on the east side of the road on the corner of Regency Square.

ACCOMMODATION The premises comprise spacious ground floor bar with rear kitchens and lower ground floor W/C's as follows:



GROUND FLOOR SOUTH:

Width 29'7"
Depth 23'4"

Total area: 689 sq ft

GROUND FLOOR NORTH:

Width 27'
Depth 21'11"

Total area: 591 sq ft

Total ground floor accommodation: 1280 sq ft (119 sq m)

- Currently 70 covers
- 180 capacity air conditioning
- Fully fitted bar
- 6 x display fridges
- Gaggia coffee machine
- Drink store



Kitchen: 20'8" x 9'10" plus 7' x 9' – 265 sq ft

- Full extraction (carbon filter)
- 6 ring hob and oven
- Double commercial pizza oven
- Commercial griddle
- Walk in fridge
- Commercial microwave

Wash up area: 7'4" x 5'2" 37 sq ft

- Commercial stainless steel sink

Disabled W/C with hand wash facilities

Store/office: 9'5" x 6'5" – 60 sq ft

Store 2: 11'9" x 4' – 47 sq ft

Cellar: 14'11" x 10'4" - 153 sq ft

LOWER GROUND FLOOR

Ladies W/C: 4 x W/C plus hand wash facilities

Gents W/C: 6 X W/C plus hand wash facilities

- 32 Covers

LICENCE The premises is currently licensed until 2am 7 days per week.

TENURE Leasehold

LEASE A new lease is available with terms to be agreed

RENT £45,000 per annum

PREMIUM Offers invited in the region of £125,000 for the benefit of the leasehold interest, licence fixtures, fittings and goodwill

UNIFORM BUSINESS RATES

- **Description:** Restaurant and Premises
- **Rateable Value:** 38,750
- **Rates Payable:** £12,676.27 (April 10/11)

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 agent:
Rupert Burstow Ltd
Tel: 01273 731111