



RUPERT BURSTOW
Property Consultancy & Acquisitions

STRICTLY PRIVATE AND CONFIDENTIAL

(DUE TO RETIREMENT)

**RARE OPPORTUNITY TO ACQUIRE A
SUPERB AND WELL ESTABLISHED
RESTAURANT IN THE HEART OF
BRIGHTON'S FAMOUS LAINES**

76 - 78 COVERS INTERNALLY AND 24 COVERS EXTERNALLY

LEASE FOR SALE



**6 - 7 MARKET STREET
BRIGHTON
BN1 1HH**

6 – 7 MARKET STREET BRIGHTON BN1 1HH

LOCATION Situated in a superb location at the heart of Brighton's famous Laines. The property is situated on Market Street which is one of the main entrances to the Laines from East Street and North Street and is surrounded by numerous individual and multiple retailers. Market Street is a bustling pedestrianised street which benefits from an alfresco atmosphere during the summer months.

ACCOMMODATION The premises comprise 2 adjoining 3 storey buildings with ground and first floor restaurant and second floor kitchens as follows:

GROUND FLOOR:

Gross Frontage	27'
Internal width	25'
Internal depth	26' av

Total ground floor restaurant area 711 sq ft (66 sq m)



Fully fitted to include:

- Approximately 40 covers
- Fully fitted bar
- Dumb waiter
- Display fridge

FIRST FLOOR RESTAURANT AREA 1:

10'8 x 13'8 146 sq ft

- 16 Covers

W/C: Separate male and female w/c's with hand wash facilities



**FIRST FLOOR
RESTAURANT AREA 2:**

11'1 x 19'7" 216 sq ft

- 20 Covers
- Fire Exit

SECOND FLOOR:

FITTED KITCHEN: 22'7" x 12'7" 285 sq ft

- 10 Ring hob and oven
- 2 x microwave
- Commercial stainless steel sink
- Various stainless steel work surfaces
- Full extraction system
- 2 x deep fat fryer
- Walk in cold room

STORE: 15'6" x 13'5" 209 sq ft

- 4 x chest freezer
- Dishwasher
- Double stainless steel sink
- Washing cupboard

STAFF ROOM / STORE:

9'6" x 10'8" 102 sq ft

TENURE Leasehold

LEASE Held on a 10 year FRI lease from June 2009 (additional term is available should it be required)

RENT Passing rent:
June 2009 – 2011: £35,000 per annum exclusive
June 2011 – 2014: £37,500 per annum exclusive

RENT REVIEW 5 year rent review

PREMIUM Offers invited in excess of £150,000 for the benefit of the leasehold interest to include all fixtures, fittings and goodwill



UNIFORM BUSINESS RATES

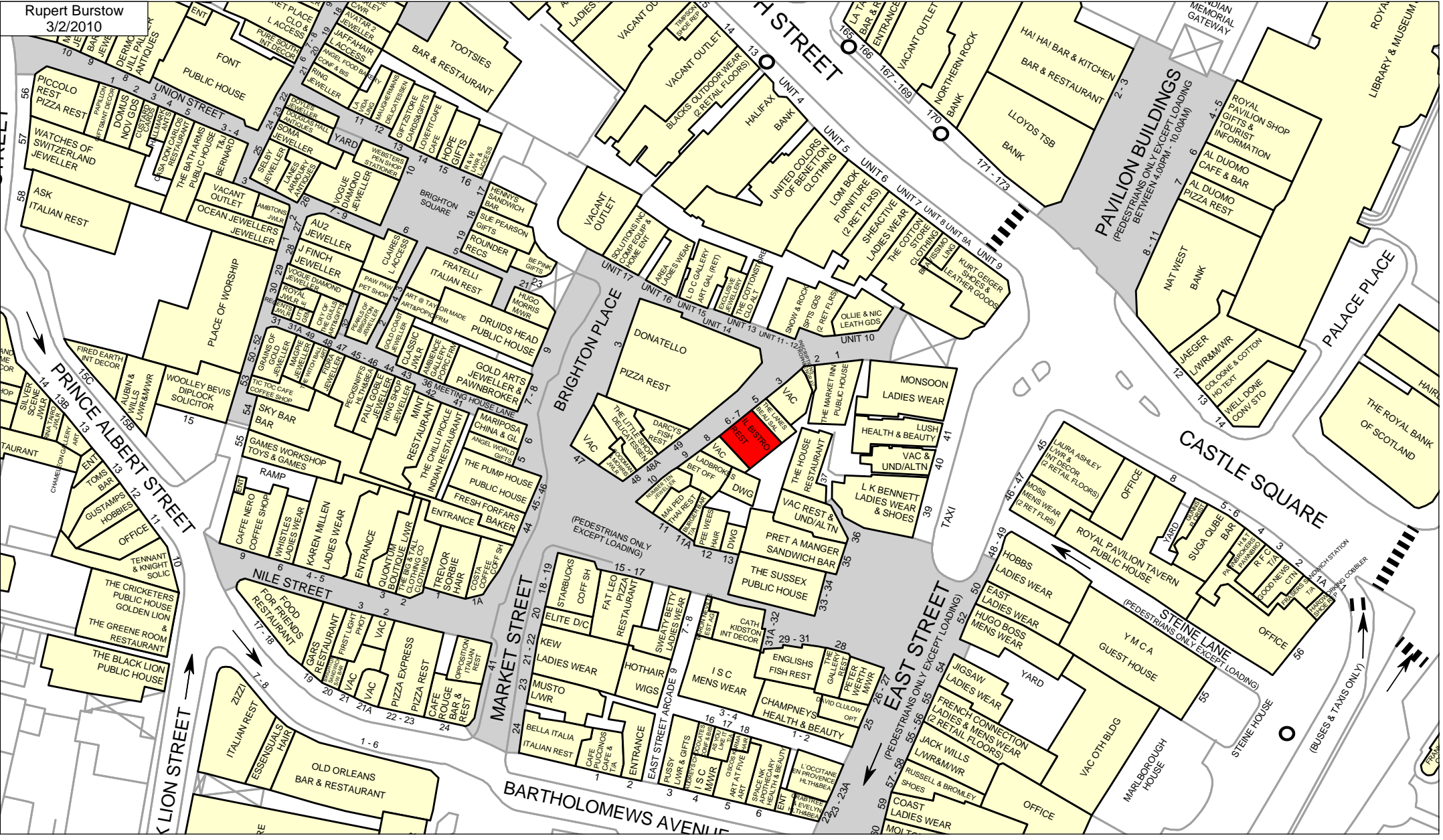
- **Description:** Restaurant and Premises
- **Rateable Value:** 45,750
- **Rates Payable:** £18,620 (April 10/11)

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



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