



RUPERT BURSTOW
Property Consultancy & Acquisitions

NEWLY REFURBISHED PRIVATE MEMBERS CLUB GROUND FLOOR + BASEMENT TO LET



**75 ST GEORGES ROAD
BRIGHTON
BN2 1EF**

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75 ST GEORGES ROAD, BRIGHTON, BN2 1EF

LOCATION Situated on the southern side of St Georges Road, Brighton close to Eaton Place in the popular Kemptown village. Brighton city centre is approx 1 mile to the east. The surrounding area is a densely populated residential area only a few meters from the A259 Coast Road and the beach.

ACCOMMODATION The premises comprise a shop/members bar arranged over ground floor and basement as follows:

MEMBERS CLUB: 18'1" x 12 + 5'9 x 15'3" **265 sq ft (24 sq m)**

- White wash walls
- Shell condition
- Members Bar Licence

BASEMENT: 24'1" x 15'6" **374 sq ft (34 sq m)**

- Some natural light
- Dry lined
- Storage cupboard

TENURE Leasehold

LEASE A new fully repairing and insuring lease is available with terms to be agreed

RENT £10,000 per annum exclusive.

UNIFORM BUSINESS RATES

- **Description:** Shop and premises
- **Rateable Value:** £4,900
- **Rates Payable:** £2376.50 (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 & 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

