



RUPERT BURSTOW
Property Consultancy & Acquisitions

**PROMINENT LOCK-UP SHOP
BUSY MAIN ROAD LOCATION
(A23/LONDON ROAD)
TO LET**



**78 BEACONSFIELD ROAD
BRIGHTON
BN1 6DD**



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LOCATION	Situated at the northern end of Beaconsfield Road on the east side of the road close to the junction with Stanford Avenue and north of the via-duct. It is a busy main road location (A23 into Brighton) with a wide variety of small retailers and industrial occupiers.						
ACCOMODATION	The premises comprises of a lock-up shop as follows: <table border="0" style="margin-left: 20px;"> <tr> <td>Width:</td> <td style="text-align: right;">15</td> </tr> <tr> <td>Max Depth:</td> <td style="text-align: right;">28'4"</td> </tr> <tr> <td>Total Sales Area:</td> <td style="text-align: right;">350 sq ft (32.5 sq m)</td> </tr> </table>	Width:	15	Max Depth:	28'4"	Total Sales Area:	350 sq ft (32.5 sq m)
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Max Depth:	28'4"						
Total Sales Area:	350 sq ft (32.5 sq m)						
WC	Separate WC with shower room						
TENURE	Leasehold						
LEASE	A new lease is available with a term of between three and five years						
RENT	£6,250 per annum exclusive						
UNIFORM BUSINESS RATES	<table border="0" style="margin-left: 20px;"> <tr> <td>Rateable Value:</td> <td style="text-align: right;">5,400</td> </tr> <tr> <td>Rates Payable:</td> <td style="text-align: right;">£2,494.80 (April 2008/2009)</td> </tr> </table> <p>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.</p>	Rateable Value:	5,400	Rates Payable:	£2,494.80 (April 2008/2009)		
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VAT	VAT may be chargeable on the terms quoted						
LEGAL FEES	Each party to bear their own legal costs incurred.						
VIEWING	Strictly via a prior appointment through sole agent: Rupert Burstow Ltd Tel: 01273 731111						