



**RUPERT BURSTOW**  
Property Consultancy & Acquisitions

# RESTAURANT/TAKEAWAY WITH FORECOURT PARKING A23 (LONDON ROAD)

**NO PREMIUM!!!**

**TO LET**



**83 PRESTON ROAD  
BRIGHTON BN1 4QG**

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### 83 PRESTON ROAD, BRIGHTON BN1 4QG

**LOCATION** The property is situated in a highly prominent position on the western side of Preston Road, Brighton, just south of the viaduct and close to the junction with Dyke Road Drive. Preston Road forms part of the A23 London Road, close to Preston Circus and Preston Park. This is a densely populated, residential area on an extremely busy city road.

**ACCOMMODATION** The premises comprise a ground floor restaurant/take-away with fitted rear kitchen and forecourt parking as follows:

**Forecourt:** Parking for two cars

**Restaurant/Take-away:** Internal Width: 18'1 ft  
Internal Depth: 28'3 ft

#### TOTAL RESTAURANT AREA: 508 SQ FT (47 SQ M)

- Up and over doors
- Tiles flooring
- Ceiling and wall lighting
- Brick built bar
- Double stainless steel sink
- Gaggia coffee machine
- Electric till

**Kitchen:** Internal Width: 11'5 ft  
Internal Depth: 9 ft

#### TOTAL AREA 103 SQ FT

- Extraction
- Double deep fat fryer
- Griddle
- Six ring hob and oven
- Upright freezer
- Tiled floors and wall

**Yard:** Rear yard area

**NB:** It is understood that this premises is non self-contained and access is required through the ground floor to the residential accommodation above.

**TENURE** Leasehold

**LEASE** A new lease is available with term to be agreed

**RENT:** £10,500 per annum exclusive

#### UNIFORM BUSINESS RATES

- **Description:** Restaurant and premises
- **Rateable Value:** 6,400
- **Rates Payable:** £2,956.80 (April 08/09)



This premises qualifies 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.

<b>VAT</b>	VAT may be chargeable on the terms quoted
<b>LEGAL FEES</b>	Each party is to pay their own legal costs incurred
<b>VIEWING</b>	Strictly via a prior appointment through sole agent: <b>Rupert Burstow Ltd</b> <b>Tel: 01273 731111</b>