



**RUPERT BURSTOW**  
Property Consultancy & Acquisitions

# CITY CENTRE TAKE AWAY PREMISES WITH LIVING ACCOMMODATION LEASE AND BUSINESS FOR SALE



**84 PRESTON STREET  
BRIGHTON  
BN1 2HG**

71 Church Road, Hove, BN3 2BB Tel 01273 731111 Fax 01273 711120 Email [mail@rupertburstow.com](mailto:mail@rupertburstow.com) [www.rupertburstow.com](http://www.rupertburstow.com)

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## 84 Preston Street, Brighton, BN1 2HG

<b>LOCATION</b>	Situated at the lower end of Preston Street, right on the east side of the road close to the A259 Coast Road and the beach. Preston Street is famous for its wide variety of restaurants and bars situated in the heart of Brighton city centre adjoining Western Road (Brighton's premier commercial thoroughfare and the seafront and beach.	
<b>ACCOMMODATION</b>	The premises comprise a ground floor take away premises with basement kitchens and stores and first floor flat as follows:	
<b>GROUND FLOOR</b>	Internal width:	9'3"
	Internal depth:	24'9"
	<b>Total take away area</b>	<b>197 sq ft (18 sq m)</b>
	<ul style="list-style-type: none"> <li>• Extraction</li> <li>• 2 x PC</li> <li>• Security system</li> <li>• Pizza oven</li> <li>• 2 x microwave</li> <li>• Triple stainless steel chiller cabinet</li> </ul>	
<b>STORES</b>	Including hand wash basin	
<b>W/C</b>	W/C with hand wash facilities	
<b>BASEMENT</b>	<b>22'7" x 8'6" 192 sq ft</b>	
	To include: <ul style="list-style-type: none"> <li>• Walk in fridge</li> <li>• Double commercial stainless steel sink</li> <li>• Dough flattener</li> <li>• Pizza oven</li> <li>• 2 x Commercial freezer</li> </ul>	
<b>FIRST FLOOR FLAT (non self contained)</b>		
<b>STUDIO FLAT</b>	To include: <ul style="list-style-type: none"> <li>• Kitchen</li> <li>• Shower room with sink and W/C</li> </ul>	
<b>TENURE</b>	Leasehold	
<b>LEASE</b>	Held on a 15 year lease from 2006 on fully repairing and insuring terms	
<b>RENT REVIEWS</b>	3 Yearly upward only rent reviews	
<b>RENT</b>	£15,000 per annum exclusive (just been reviewed)	



**PREMIUM** Offers invited in the region of £47,500 for the benefit of the lease, business, fixtures, fittings and goodwill.

**UNIFORM BUSINESS RATES**

- **Description:** Shop and premises
- **Rateable Value:** 4,400
- **Rates Payable:** £2,116.40 (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 and Hove Council on 01273 291981.

**VAT** VAT may be chargeable on the terms quoted

**LEGAL FEES** Each party to bear their own legal fees

**VIEWING** Strictly via a prior appointment through sole agent:  
**Rupert Burstow Ltd**  
**Tel: 01273 731111**