



RUPERT BURSTOW
Property Consultancy & Acquisitions

REDUCED PREMIUM

HAIR SALON

**CENTRAL BRIGHTON LOCATION
JUST OFF ST JAMES'S STREET
LEASE AND BUSINESS FOR SALE**



**9a MANCHESTER STREET
BRIGHTON
BN2 1TF**

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9a MANCHESTER STREET, BRIGHTON, BN2 1TF

LOCATION Situated at the northern end of Manchester Street close to its junction with St James Street which is the main commercial through fare of Kemp Town. Surrounding occupiers include Morrison's, Starbucks, Ladbrokes and a range of local restaurants, take away's and retail premises.

ACCOMODATION The premises comprise a ground and first floor retail unit fitted as a barber as follows:

Ground floor 9' 5" x 28' 7" – 251 sq ft (23 m²)

- 3 x barber chairs
- 1 x wash basin + chair
- LGF store (not measured) access via trap door
- Laminate flooring
- Strip Lighting
- Wi Fi

First Floor 8' 8" x 13' 2" – 114 sq ft (10 m²)

- Night storage heaters
- 1 x wash basin + chair
- Separate kitchenette + WC

Total Accommodation: 365 sq ft (34 m²)

TENURE Leasehold

LEASE We are offering an assignment of the current 6 year lease which commenced 1st December 2007.

RENT £9,000 per annum

PREMIUM Offers in the region of £15,000 to include the leasehold interest, the business and all fixtures and fittings

UNIFORM BUSINESS RATES

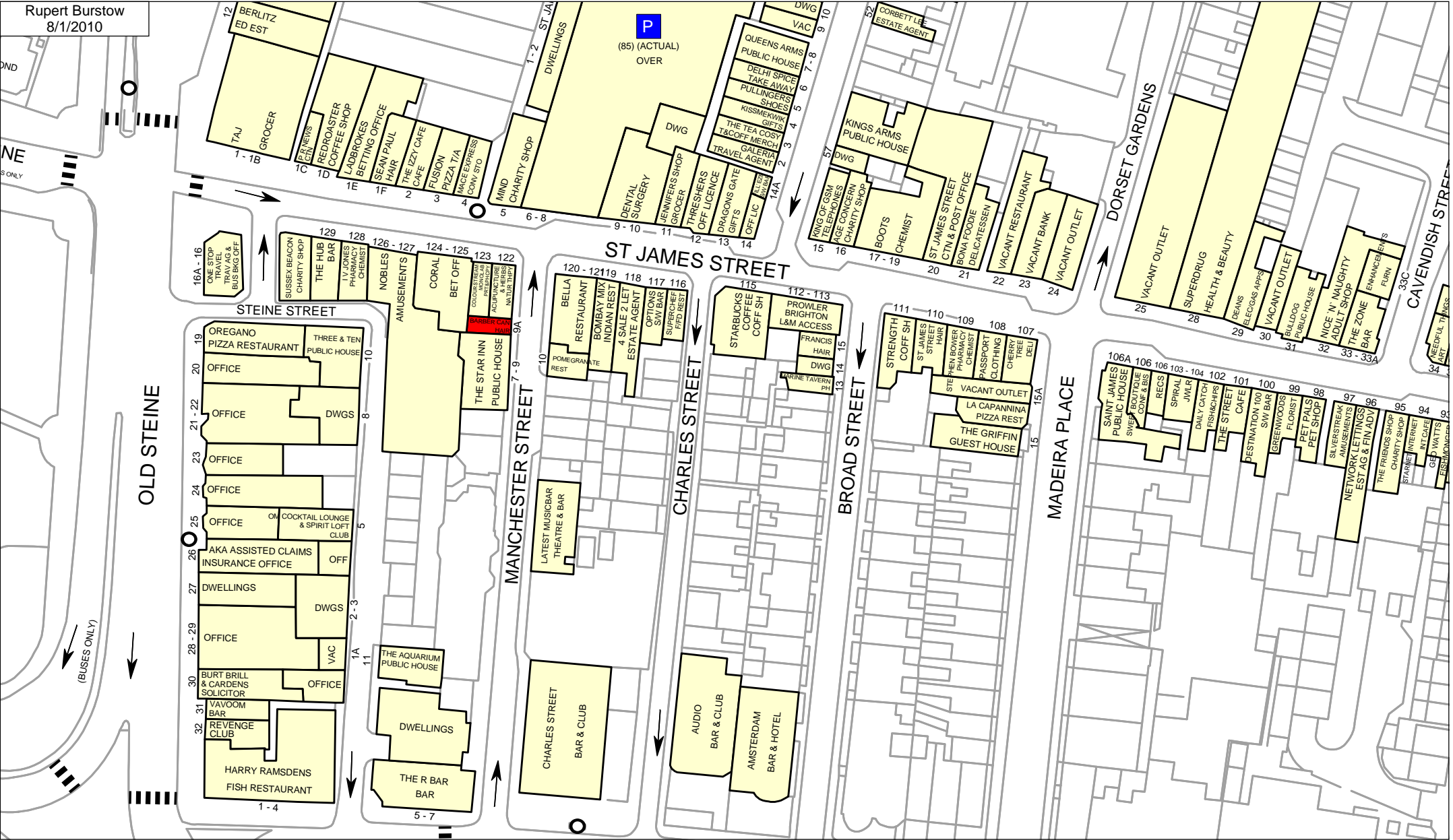
- **Description:** Shop and premises
- **Rateable Value:** £2,950
- **Rates Payable:** £1,430.75 (April 09/10)

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 pay both parties reasonable legal fees

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



Rupert Burstow
8/1/2010

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