



RUPERT BURSTOW
Property Consultancy & Acquisitions

CITY CENTRE LICENCED RESTAURANT
(BUSTLING LONDON ROAD COMMERCIAL AREA)
FULLY FITTED
LEASE FOR SALE



15 BAKER STREET
Brighton
BN1 4JN

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15 Baker Street, Brighton, BN1 4JN

LOCATION: Situated in the heart of the city centre in the bustling London Road area. Baker Street runs between Ditchling Road and London Road and the property are situated on the North side of the road, a few meters away from the former Co-OP department store. There are numerous individual and multiple retailers, café's and bars within the immediate vicinity.

ACCOMMODATION: The premises comprise of a ground floor restaurant with rear kitchen and stores as follows;

RESTAURANT: Internal width 13' 2"
Internal depth 25' 7"

Total Restaurant area: 338 sq ft (31.5 sq m)

Fully fitted to include:

- Up to 40 covers
- Laminate flooring
- Track Spot lighting
- In good decorative order

KITCHEN: Internal Width 8' 6"
Internal Depth 18' 6"

Total Kitchen 157 sq ft (14 sq m)

Fully fitted to include:

- Extraction
- Six ring Hob & Oven
- Commercial Grill
- Stainless Steel Sink
- 2 x Deep fat fryers
- 2 x Commercial Microwaves
- 2 x Fridges

W/C: Separate male and female WC with hand wash facilities

REAR Store: Small rear Store

YARD: Small rear yard

TENURE: Leasehold

LEASE: I understand the property is held on a twenty one year lease from May 2002 with three year rent reviews

RENT: £11,400 Per annum Exclusive

PREMIUM: £14,950. per annum

UNIFORM BUSINESS RATES

- **Description:** Shop and Premises
- **Rateable Value:** 2,800
- **Rates Payable:** £1,346.80 (April 10/11)

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 is applicable on the rent quoted in this instance

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

