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Blenheim House, 56 Old Steine, Brighton,
BN1 1NH

TO LET: RARE CAFE OPPORTUNITY

LOCATION



Blenheim House is situated in a city centre location overlooking the Old Steine gardens and located between the Royal Pavilion and the Brighton Palace Pier. Close by is the Royal Albion Hotel and many prominent office, community and residential buildings. Old Steine is one of Brighton's most prestigious locations.

Old Steine forms the southern section of the main A23 into Brighton city centre and is a major bus terminal with easy access to the A259 coast road. Brighton station and the main shopping areas of The Lanes, the North Laine and Churchill Square are all within walking distance.

Description

A rare opportunity to occupy the Ground and Lower Ground Floor of the prestigious Grade II listed building, believed to have been designed in the 18th century.

Ideally suited for a cafe operator, the layout of the premises includes an open plan trading area (wood flooring features), sufficient lower ground floor seating and storage space, and with the benefit of front outside seating area (subject to approved pavement license).

Key Features

- Grade II Listed Landmark Property
- Prestigious Headquarters Building
- City Centre Location
- New Lease - Flexible Terms

Accommodation

Ground Floor: 959 sq ft (89.1 m2)

Lower Ground Floor: 1,087 sq ft (101 m2)

Total Accommodation: 2,046 sq ft (190.07 m2)

Lease

A new lease available for a term to be negotiated.

Guide Rent: £38,000 per annum, exclusive.

Rent Review

By negotiation.

Repairing Liability

Full Repairing and Insuring lease by way of service charge.

Business Rates

To be re-assessed.

VAT

The building is not elected for VAT, therefore VAT is not payable on the terms quoted.

Legal Fees

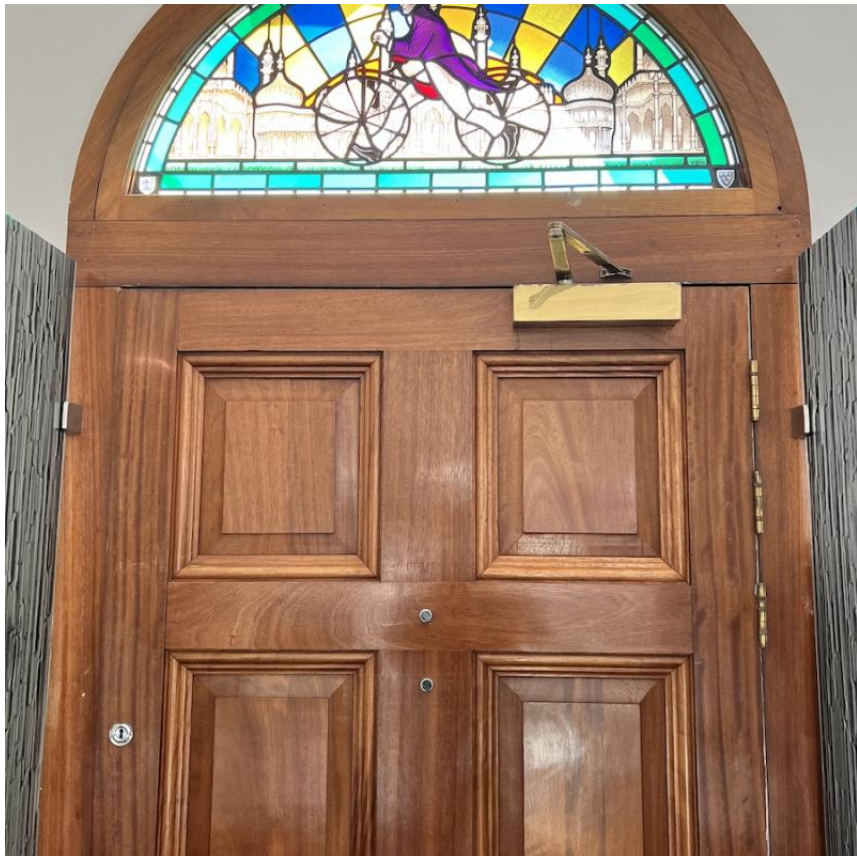


Ingoing tenant to pay landlords reasonable legal costs involved in the transaction.

Viewing Arrangements

Strictly via prior appointment through sole agents Graves Jenkins.













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