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30-31 Preston Street, Brighton, BN1 2HP

TO LET: DOUBLE FRONTED RESTAURANT PREMISES IN CITY CENTRE

LOCATION



Situated on a mid point on the west side of one of Brighton's most popular restaurant locations, renown for its mix of bars, restaurants, coffee shops and hospitality. Closeby is Wolfox, China Garden, Maggie Mae's bar, the Royal Sovereign PH and many others providing activity both day and night.

Preston Street links the busy shopping thoroughfare of Western Road down to the main Brighton seafront with the i360 at the foot of the street with over one million visitors since 2016.

Description

Prominent double-fronted restaurant premises in a midpoint within Preston Street and available without any ingoing Premium.

Fully licensed and ready for tenant fit-out.

Key Features

- Double Fronted Restaurant
- Fitted Extraction & Licensed Premises
- Ready for Full Tenant Fit Out - No Premium
- Recently Refurbished

Accommodation

Ground and Basement Restaurant Premises - 2,005 sq ft (186.27 m2)

Restaurant.

Gross Frontage 30'

Internal Width 25' 3" widening to 29' at its maximum.

Total Depth 42' 3"

Total Restaurant Area 1,140 sq ft (approximate)

A double restaurant unit with steps leading from one unit to another within a virtually open-plan environment. Good full window frontage

onto Preston Street with the previous tenant's kitchen and preparation area to one side and a former bar area to the rear of the other.

The premises are now vacant and require a full refurbishment by the new ingoing tenant.

There are also some rear rooms and lobby areas, plus two staircases leading down to the basement accommodation.

*Basement *- made up of various rooms for either storage or cellar area, plus former male/female wc accommodation in total approximately 865 sq ft.

There are two Fire Exits out to Little Preston Street.

Full Plans are available on request.

Terms

A new lease for a term of no less than 5 years at a commencing rent of £45,000 per annum, exclusive.

A Rent Free period is available by negotiation due to the requirement of a full refurbishment by the ingoing tenant.

Lease

A new lease by negotiation.

Rent Review



By negotiation.

Repairing Liability

An effective Full Repairing & Insuring lease by way of a Service Charge payment as a contribution toward the maintenance of the building and Building Insurance.

Premium

£0.

Business Rates

Restaurant & premises.

Brighton & Hove City Council.

1st April 2017 to present.

Rateable Value £28,250.

VAT

VAT will be payable on the terms quoted.

Legal Fees

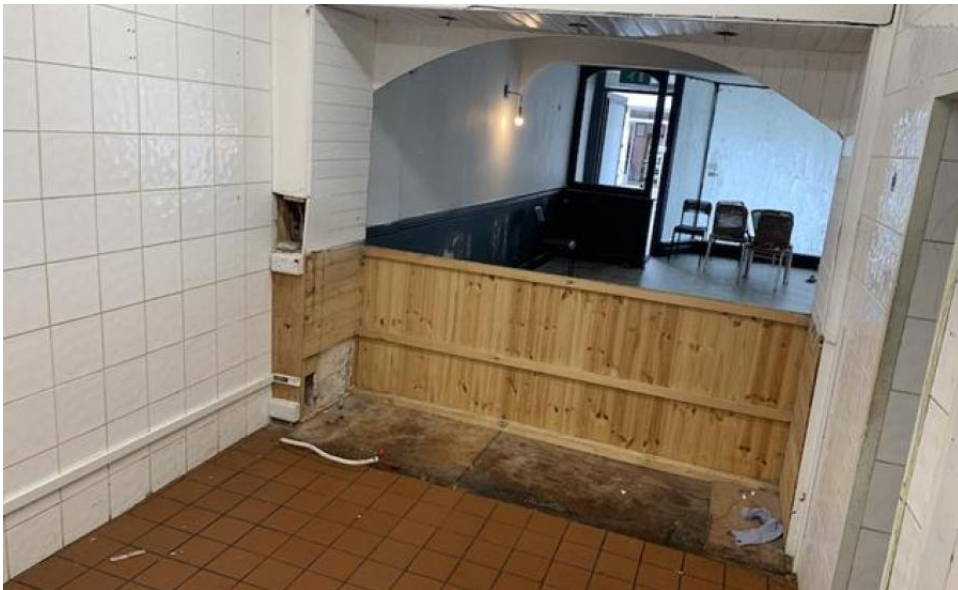
Ingoing tenant to pay a contribution toward the Landlords legal expenses.

Viewing Arrangements

Strictly via prior appointment through sole agents Graves Jenkins











GET IN TOUCH
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