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7 Pool Valley, Brighton, BN1 1NJ

LEASE AVAILABLE: FULLY FITTED RESTAURANT WITH ALCOHOL LICENSE

# LOCATION



Pool Valley is situated in the heart of Brighton & Hove City Centre, being the main bus/coach terminus. It lies adjacent to the local landmark of the Old Steine, within easy walking distance of Brighton seafront and Brighton Pier and next to the popular thoroughfare of East Street and Brighton Lanes. Local traders include Pitcher and Piano, Barbour, GAP, English's of Brighton and Russell & Bromley.

## Description

An opportunity to acquire a fully fitted and established restaurant premises over ground, lower ground, first and second floors. The premises has full A3 restaurant consent and the former occupiers are now relocating.

Restaurant trading at ground, first and second floors with fitted kitchen and storage at lower ground floor.

## Key Features

- City Centre Restaurant
- Close to Brighton Seafront
- Fully Fitted
- Licensed Premise

## Accommodation

A hugely attractive restaurant over four floors offering approximately 55 covers, and is fitted to a high specification throughout, with free standing quality tables and chairs, banquet seating and natural wood flooring.

- Gross Frontage - 15'
- Maximum Internal Width - 14' 6"
- Maximum Internal Depth - 24' 7"
- Total Accommodation - 1,198 sq ft
- Restaurant Trading Area - 886 sq ft

Restaurant trading area on ground to second floor. Each floor has a single use w/c facility, serving area with EPOS Till system, Dumbwaiter and Air Conditioning. Further storage areas can be found at each level with a small office on the second floor.

Lower Ground Floor - Fully fitted throughout with stainless steel fittings and separate free standing appliances - 312 sq ft.

A full inventory is available on request.

## Lease

Held for a term of 15 years from 24th April 2018, protected by the landlord and tenant act 1954.

Passing rent - £19,250 per annum exclusive.

## Rent Review

Every fifth anniversary of that date

## Repairing Liability

Full Repairing and Insuring.

## Premium

Guide - £15,000 (fifteen thousand pounds) for the current valuable leasehold interest, alcohol license and extensive fixtures and fittings.

## Business Rates

- Billing Authority: Brighton & Hove
- Description: Restaurant and Premises
- Rateable Value: £13,250
- Rates Payable: £6,505
- Valid from April 2023 to present

Potential Benefit from Small Business Rates Relief (SBRR).

## VAT

The property may be elected for VAT and therefore VAT may be applicable on the terms quoted.



## Legal Fees

Each party is to pay their own.

## Viewing Arrangements

Strictly via prior appointment through sole agents Graves Jenkins (01273 701070).







GET IN TOUCH  
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