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98 Trafalgar Street, Brighton, BN1 4ER

TO LET: CORNER RESTAURANT PREMISES IN POPULAR NORTH LAINE

# LOCATION



On the prominent corner of Trafalgar Street with Pelham Street, directly opposite Pelham Square and a short distance away from the Greater Brighton Metropolitan College, 'The Met' with its many thousands of college students that attend.

Trafalgar Street is an important and busy thoroughfare of the busy North Laine area of Brighton, linking Queens Road and Brighton Station to London Road/York Place.

The North Laine is made up of numerous quirky and individual retail outlets and a densely populated residential area.

## Description

An opportunity to acquire restaurant/take away premises on a new lease at a low cost premium, with full A3 consent, extraction system and liquor license.

## Key Features

- Prominent Corner Restaurant
- Popular North Laine Area
- 50ft Main Road Frontage
- Fully Fitted Kitchen

## Accommodation

All at ground floor comprising as follows:

Main Road Frontage 50'

Internal Width 31' (max)

Total Depth 56' 4"

**Total Restaurant Accommodation** (split level) 1,400 sq ft (130 m2)

Premises now closed, but formerly fitted out well with an open plan layout with split level dining area, corner licensed bar area, wood flooring with some fixed

Banquette seating and free standing tables and chairs - catering for approximately 50 covers. A feature is the large window frontage with a capacity for concertina style open windows and potential for south facing outside seating.

Rear Kitchen area - approximately 350 sq ft.

Fully fitted extraction system, stainless steel preparation areas, stainless steel walling, tiled flooring, gas oven and hob, walk in fridge/freezer and more (no items have been tested and they are not guaranteed to be in full working order).

Separate male/female wc accommodation - all fully fitted.

Outside area - subject to a pavement licence with BHCC and potential for further seating.

## Lease

A new lease for a term to be negotiated.

Commencing Rent - £30,000 per annum, exclusive.

## Rent Review

By negotiation.

## Reparing Liability

Effective Full repairing & Insuring by way of a Service Charge.

## Premium

Offers invited on a guide premium of £20,000 (twenty thousand pounds) for the benefit of the new lease, restaurant consent, licensed premises and all fixtures and fittings found on the premises.



## Business Rates

- Billing Authority: Brighton & Hove
- Description: Restaurant and Premises
- Rateable Value: £
- Rates Payable: £
- Valid from: 2019 (current)

## VAT

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

## Legal Fees

Each party to pay their own.

## Viewing Arrangements

Strictly via prior appointment through sole agents Graves Jenkins











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