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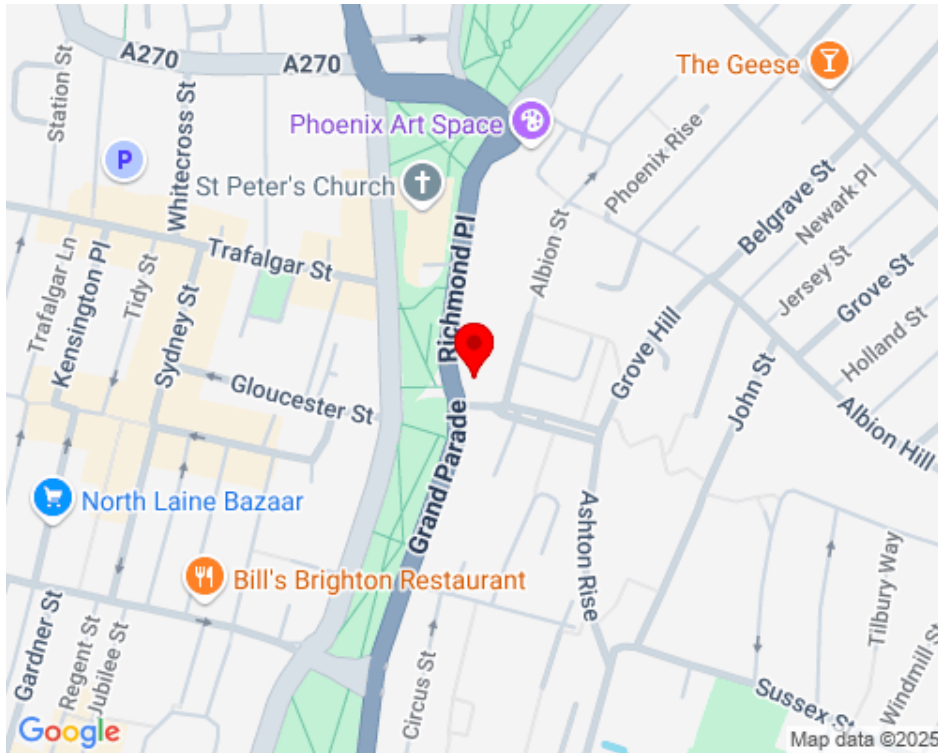
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33a Richmond Place, Brighton, East Sussex, BN2 9NA

TO LET: RARE RESTAURANT/RETAIL/OFFICE SPACE

LOCATION



Situated on the very prominent corner of Richmond Place and Richmond Parade which forms part of the main A23 London to Brighton Road and directly opposite the local landmark of St Peters church.

Richmond Parade consists of a range of localised traders serving the local community whereas the main London Road/York Place/Gloucester Place offers a range of business including the University of Brighton, Meat liquor, Aldi supermarket, McDonalds, Specsavers and a volume of other well known concerns all within easy walking distance.

Recent major development of the former Astoria (now ROX) includes a range of retail and luxury apartments over, plus Circus Street offers retail, restaurants, a dance school, student and private housing substantially improving the pedestrian flow and regeneration of the area.

Description

A former public house which is currently being transformed and converted to private rented accommodation on the upper floors and creating a newly refurbished open plan retail/office opportunity at ground floor level with the potential for a pavement licence for further trading area if required.

Key Features

- Major corner frontage onto the main A3 London Road.
- Flexibility of retail or office use.
- Huge wrap around pavement frontage.
- New lease available.

Accommodation

All at the ground floor level arranged as open-plan space and suitable for a variety of businesses.

Gross Frontage in excess of 50ft

Total Internal Floor Area: 1,250 sq ft (116 m2)

Please note there is a substantial front of the building pavement area which can be utilised for trading purposes conditional on obtaining a license from Brighton and Hove City Council.

Lease

A new lease is available for a term to be negotiated.

Guide Rent: £37,500 per annum, exclusive.

Rent Review

By negotiation.

Business Rates

Due to the alterations being made, these will be reassessed.

VAT

VAT may be applicable to the terms quoted.

Landlord Works

The landlord is prepared to either grant a rent-free period to the occupier as a contribution toward fitting out costs or refurbish the space to suit the occupier subject to specification. The landlord is to install a new ceiling throughout and form access to the mezzanine WC accommodation.

Legal & Professional Costs

Each party is to pay for their own legal costs.

Viewing Arrangements

Strictly via prior appointment through sole agents Graves Jenkins.













GET IN TOUCH
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