



58 London Road
Brighton, East Sussex BN1 4JE

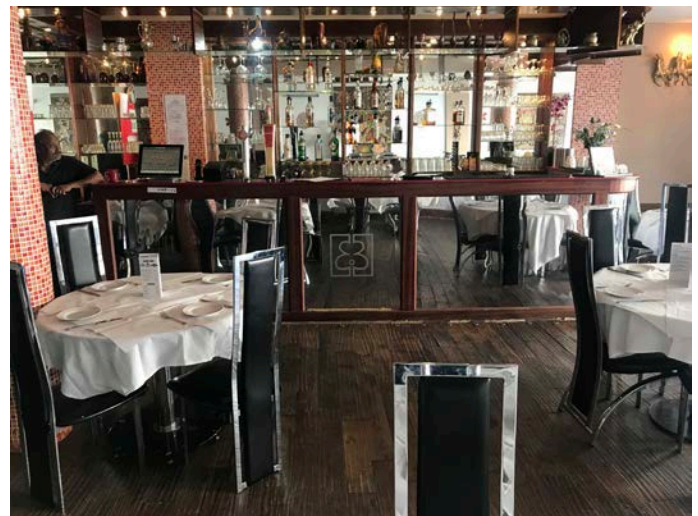
TO LET

LARGE RESTAURANT WITH EXTRACTION AND PREMISES LICENSE

Ground floor 195.74 sq m (2,107 sq ft)

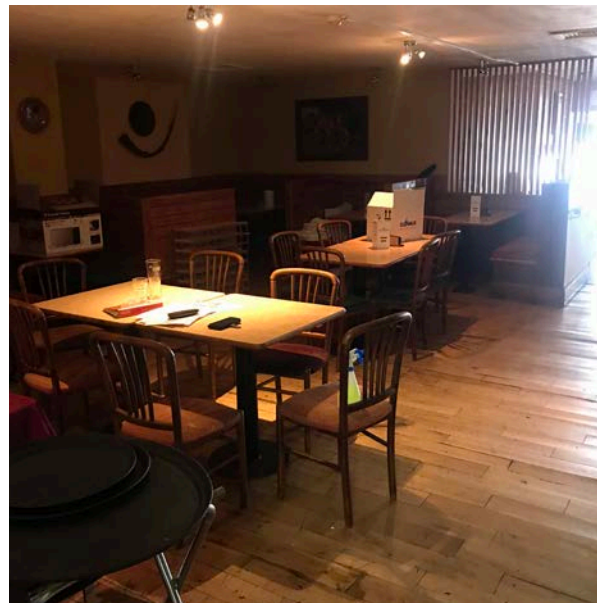
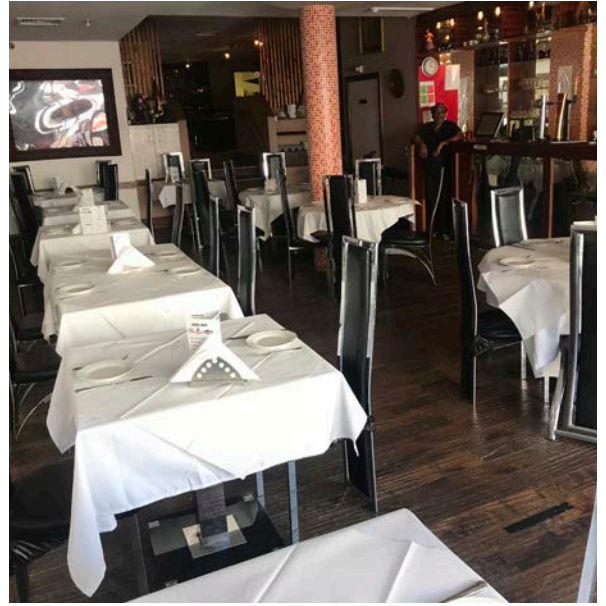
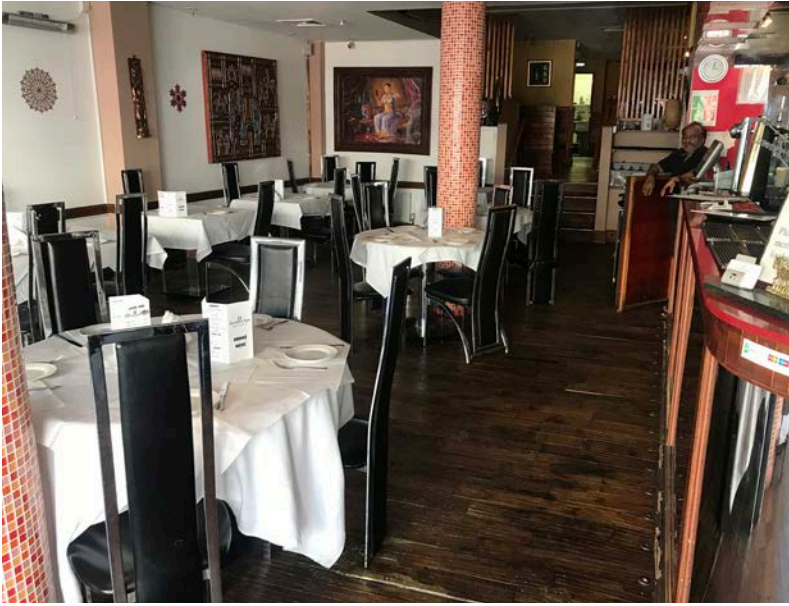
Key Features:

- Additional 4 bedroom flat on 1st floor
- Located in an established trading location
- Situated in busy pedestrian & vehicular thoroughfare
- Within a 15 minute walk of Brighton Station
- Self contained ground floor retail unit
- Excellent local amenities
- Offered by way of a new lease
- Available from the end of October 2022
- No premium
- Rent £75,000 per annum





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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



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Location

The property is located on the eastern side of London Road just to the south of Preston Circus in a commercial thoroughfare well served by frequent bus services. It is an established trading location where a variety of both local and multiple retailers are represented. Occupiers immediately surrounding the premises include Barclays Eagle Lab, Lloyds Bank, Richer Sounds. Other retailers within London Road include, HSBC, Domino's Pizza, The Sony Centre, W H Smith, Ladbrokes, Costa Coffee, Duke of York picture house and numerous pubs and restaurants

Accommodation

The premises are arranged over the ground floor of a mid-terraced property and comprise an open plan restaurant area with kitchen to the rear and WC facilities.

The property has the following approximate **Net Internal Areas (NIA):**

Ground floor: 195.74 sq m (2,107 sq ft)

There is a 4 bedroom flat situated on the 1st floor which is accessed from within the restaurant.

EPC

TBC

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed and at a rent of £75,000 per annum exclusive of rates, building insurance.

Business Rates

Rateable Value (2017): £34,500

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT & Legal Fees

We have been informed that the property is subject to no VAT charges.

Each party to bear their own legal costs incurred.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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August 2022

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