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Commercial & Residential Estate Agents, Surveyors, Valuers & Property Managers

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NEIGHBOURHOOD PARADE HOT FOOD TAKE AWAY TO LET



**20 COOMBE TERRACE
BRIGHTON, BN2 4AD**

Situated in this mixed commercial/residential terrace opposite the Lewes Road retail park where Halfords, Comet and B & Q are represented (see location plan attached). The property briefly comprises:

Building Frontage 14' (4.27m)

Ground Floor

Hot food take-away, width **11'** (3.35m), overall depth **33'** (10.06m) presently as 2 areas in all **334ft²** (31.03m²).

All measurements are approximate

Rateable Value : £6,100

Services not tested

EPC applied for

The premises are **TO LET** on a new lease for a term to be agreed at a rental of **£12,000 per annum** exclusive and subject to rent reviews at appropriate intervals.

**OFFERS are invited in the region of £10,000
for the LEASEHOLD interest**

Viewing by strict appointment with **SOLE LETTING AGENTS, GRAVES SON & PILCHER**

