



51 Old Steyne, Brighton, BN1 1HU

01273 321 123

info@gsp.uk.com

www.gsp.uk.com

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

Graves Son & Pilcher for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (11) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property.

## BUSY HIGH STREET LOCATION A3 SANDWICH BAR LEASE AVAILABLE



### 58A LONDON ROAD, BRIGHTON, BN1 4JE

Situated in this retail thoroughfare where many retail and restaurant operators are represented including Domino's Pizza, Cash Generator, The AM PM Store, Richer Sounds, Betfred Bookmakers and World's End Public House (see location plan overleaf). London Road serves as a main arterial route from London into Brighton, and is a well-served bus route. Brighton mainline station is also within walking distance. The premises briefly comprise:

#### Building Frontage 13'5 (4.08m)

**Ground Floor Sandwich Bar** width **11'8 (3.55m)** overall max. depth **19'5 (5.91m)**  
providing a floor area of **237ft<sup>2</sup> (22m<sup>2</sup>)**.  
WC

**First Floor** **136ft<sup>2</sup> (12.63m<sup>2</sup>)**

all measurements are approximate

amenities, services and equipment not tested

Rateable Value: £6,200

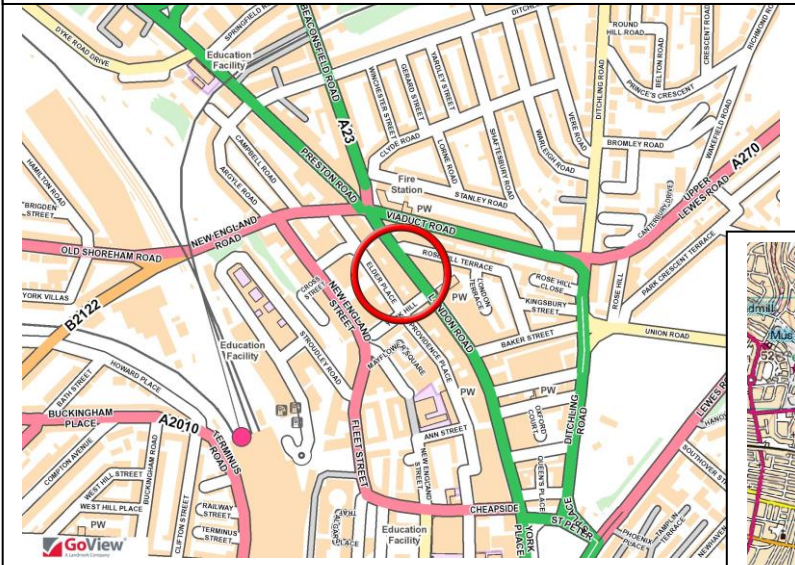
EPC applied for

The premises are held on a lease for a term of 10 years from 21 June 2011 at a present rental of **£9,700 per annum** exclusive with no further reviews.

**OFFERS are invited for the LEASEHOLD interest**

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





This plan is published for the convenience of identification only and although believed to be correct its accuracy is not guaranteed and it does not form part of any contract.

Reproduced from the Ordnance Survey map with the Sanction of The Controller of H.M. Stationary Office, Crown Copyright Reserved. Licence No. ES74373E0001.

