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

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HIGHLY CONFIDENTIAL – STAFF UNAWARE
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 **237ft² (22m²)**.

WC

First Floor

136ft² (12.63m²)

all measurements are approximate

amenities, services and equipment not tested

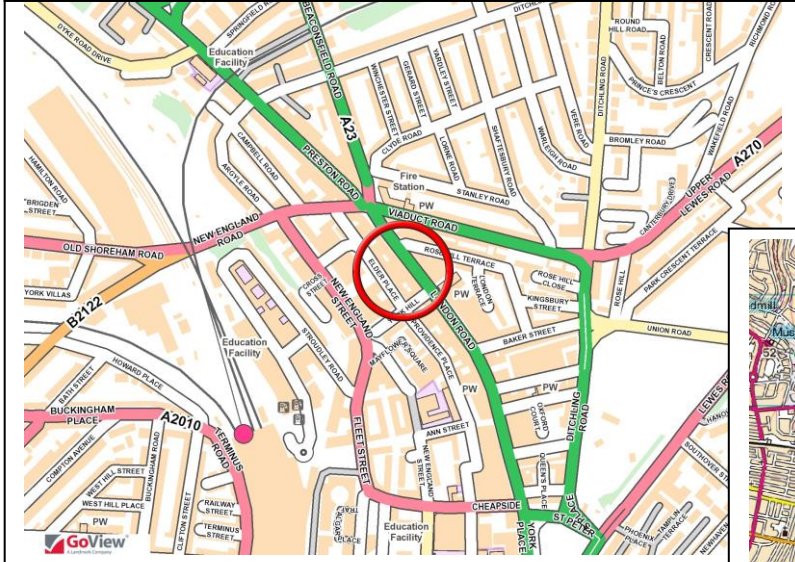
Rateable Value: £6,200

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**



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