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

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BRIGHTON CITY CENTRE

A3 / A5 CATERING UNIT

TO LET – NO PREMIUM



8 OXFORD STREET, BRIGHTON, BN1 4LA

The premises comprise a ground floor hot food take-away unit with seating area. Located between London Road and Ditchling Road, where many multiple retailers and restaurants are located. The unit is within walking distance of The Level, a locality well served by public transport links to Brighton Station and the seafront.

Building Frontage 14'2 (4.31m)

Ground Floor Restaurant overall width **13'4 (4.06m)**, overall depth **31'3 (9.52m)**
providing a sales area of **423ft² (39.29m²)**
WC

NB: A 2 bed maisonette above the restaurant is available by separate negotiation.

All measurements are approximate

Services and amenities not tested

Rateable Value: £8,800

The premises are **TO LET** on a new lease for a term to be agreed and subject to rent reviews at appropriate intervals. Offers of rental are invited in the region of **£12,500 per annum** exclusive.

NO PREMIUM

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