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

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# CLOSE SEVEN DIALS BUSY COMMERCIAL THOROUGHFARE HOT FOOD TAKEAWAY LEASE FOR SALE



**84A DYKE ROAD, BRIGHTON, BN1 3JD**

Situated adjacent to a busy commercial thoroughfare just to the south of the Seven Dials within convenient walking distance of Brighton Station and the city centre. Notable operators nearby include The Co-op and Small Batch Coffee. The premises are arranged over ground and basement levels and comprise:

### **Fascia Frontage 17'6 (5.33m)**

#### **Ground Floor Shop**

overall depth max **10'10** (3.3m), width max **17'9** (5.4m)  
providing a sales area of **134ft<sup>2</sup>** (12.26m<sup>2</sup>)

#### **Basement**

in all **84ft<sup>2</sup>** (7.8m<sup>2</sup>)

All measurements are approximate

Rateable Value: £5,000

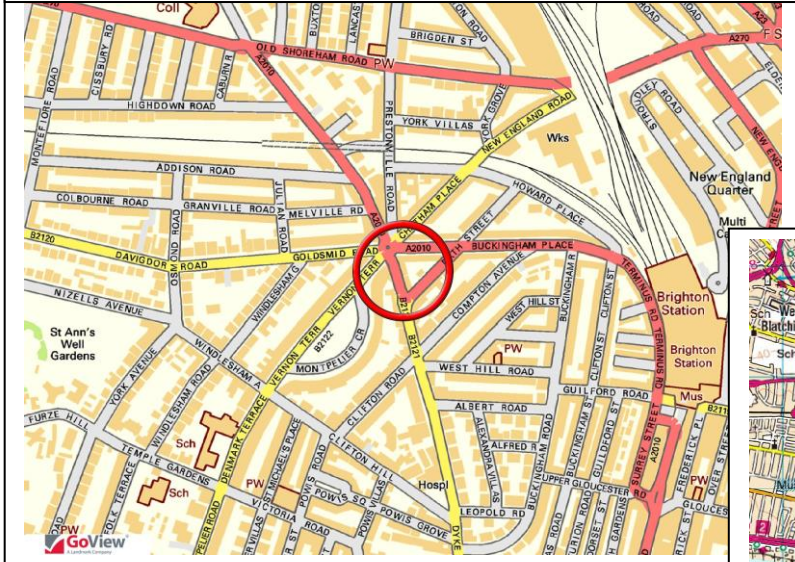
Services not tested

EPC applied for

The premises are held on a lease with a term expiring mid 2018 at a present rental of **£5,500 per annum** exclusive, following which a new lease on terms to be agreed can be granted.

### **PREMIUM ON APPLICATION**

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



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