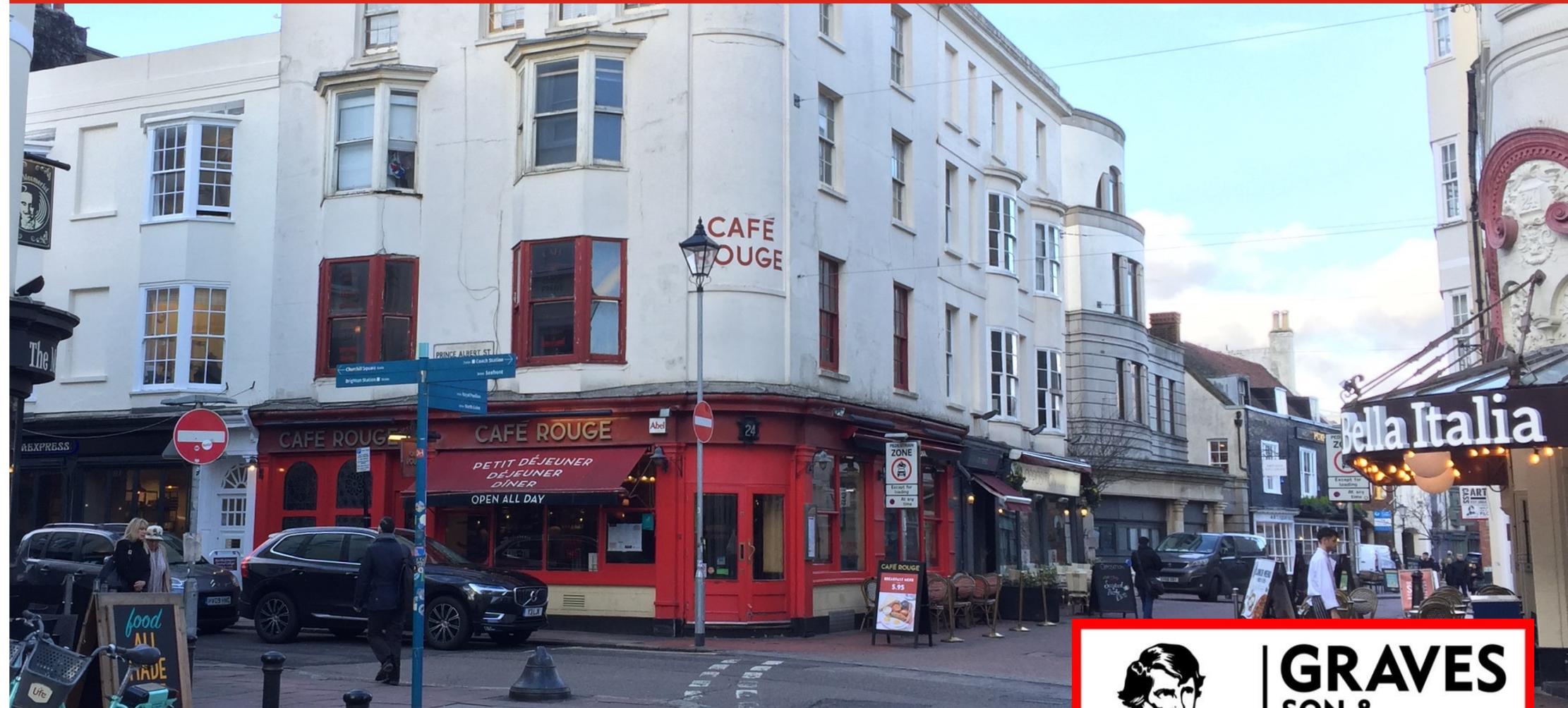


# BRIGHTON CITY CENTRE / LANES

## PROMINENT RESTAURANT BUILDING

### INCLUDING 2 FLATS

### TO LET - NO PREMIUM



**24 PRINCE ALBERT STREET**

**BRIGHTON BN1 1HF**



01273 321 123

GSP.UK.COM

## Location

Situated in a prominent corner position in the famous Lanes area of central Brighton, close to the seafront and East Street shopping area. The premises are adjacent to Pizza Express, and close to Bella Italia, Zizzi, Food for Friends, Pho, Giggling Squid, The Breakfast Club, Moshimo and Donatello. There are numerous amenities in the area, including shops, car parks, bus services and taxi ranks. The Jury's Inn and Old Ship hotels are close by.

## Description

The premises comprise a substantial corner building with frontages to Prince Albert Street and Market Street (gross frontage 57ft / 17.3m). There is a separate rear entrance providing access to the upper floors. The accommodation is arranged as follows:

<b>Ground Floor</b>	Restaurant Area	530 ft <sup>2</sup>	49 m <sup>2</sup>
<b>First Floor</b>	Restaurant Area	542 ft <sup>2</sup>	50 m <sup>2</sup>
<b>Lower Ground Floor</b>	Kitchen, stores, vaults, ancillary, male & female WCs	705 ft <sup>2</sup>	65 m <sup>2</sup>
<b>Second Floor</b>	Office / store room	110 ft <sup>2</sup>	10 m <sup>2</sup>
	Flat comprising two rooms, kitchen, bathroom		
<b>Third Floor</b>	Flat comprising two rooms, kitchen, bathroom		
		<b>1,887 ft<sup>2</sup></b>	<b>175 m<sup>2</sup></b>

amenities and services not tested  
measurements are approximate  
and net internal  
(and subject to clarification on  
removal of former tenant's  
alterations and fixtures/fitings)

## Terms

The premises are **TO LET** without premium on a new full repairing and insuring lease for a term to be agreed. Rental offers are invited in the region of **£75,000 per annum**, exclusive, subject to rent reviews at appropriate intervals.

**Rateable Value** £90,000 (ground / first / lower ground floors)

**Council Tax** Second floor flat: Band A, Third floor flat: Band A

**EPC Rating** D - 84

Viewing by appointment with sole letting agent **Graves Son & Pilcher LLP**



01273 321 123 [www.gsp.uk.com](http://www.gsp.uk.com) 

Graves Son & Pilcher for themselves and for the vendor or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) 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. The mention of services, heating / cooling systems, appliances or other plant / amenities does not imply they are tested or in working order. Prospective occupiers or purchasers should make their own investigations before finalising any agreement to lease or purchase.





50 metres



Experian Goad Plan Created: 20/01/2020  
Created By: Graves Son and Pilcher LLP



Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885

For more information on our products and services:  
[www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011