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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 **134ft²** (12.26m²)

Basement

in all **84ft²** (7.8m²)

All measurements are approximate

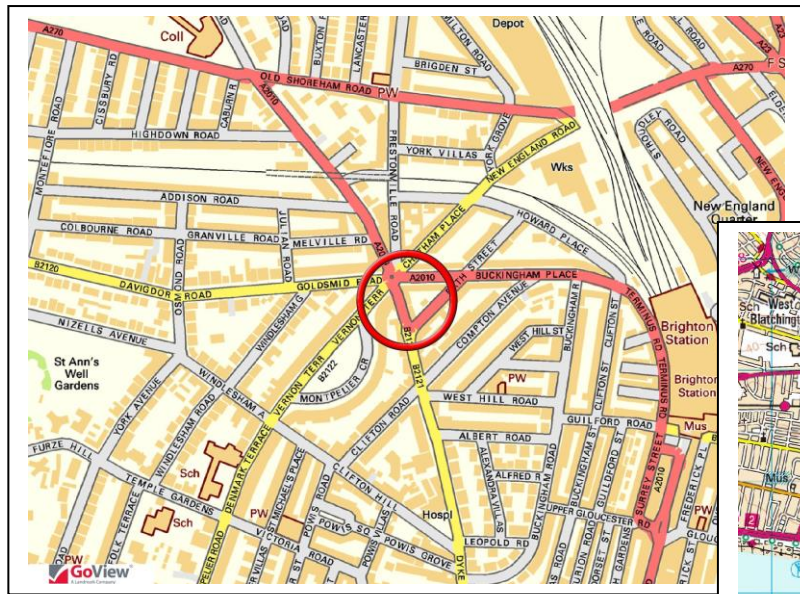
amenities & services not tested

Rateable Value: £4,650

EPC applied for

A new lease on terms to be agreed at a rental of **£6,500 per annum** exclusive. Offers are invited in the region of **£22,500** for the lease, fixtures and fittings.

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



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