

# CENTRAL BRIGHTON E CLASS PREMISES

# LEASE FOR SALE



**28 QUEENS ROAD**

**BRIGHTON BN1 3XA**



**GRAVES  
SON &  
PILCHER**

01273 321 123

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## Location

Situated in a main thoroughfare of the city centre and within a short walk of Brighton railway station and public transport hub. Churchill Square, the seafront, the North Laine and extensive bus services to all parts of the wider conurbation are conveniently accessible. .

## Description

A chance to occupy this central Brighton E Class premises configured over ground and lower ground floors. Currently trading as King of Kumpir, the property has undergone extensive refurbishment in the last six months and provides modern open plan trading area on the ground floor with seating for circa 20 covers plus counter server with open kitchen. To the rear is a small office space and customer WC. Access is also provided to a quaint rear courtyard which is currently used for additional seating. The lower ground floor comprises of two main rooms used as a prep area, storage and staff breakout. A staff WC is also located on this level. The property benefits from a recently obtained licence for alcohol to be served alongside food.

<b>Ground Floor</b>	<b>468 ft<sup>2</sup></b>	<b>43.4 m<sup>2</sup></b>
<b>Lower Ground Floor</b>	<b>372 ft<sup>2</sup></b>	<b>34.5 m<sup>2</sup></b>
<b>Total Floor Area</b>	<b>840 ft<sup>2</sup></b>	<b>77.9 m<sup>2</sup></b>

## Terms

The premises are held on a full repairing and insuring lease, inside the Landlord and Tenant Act 1954, for a term of 15 years dated from 24th May 2019. The current passing rent is **£23,000** per annum exclusive. Rent reviews are at every fifth anniversary of the lease term.

## Premium

Offers are invited on a guide premium of £69,000 for the leasehold interest, premises licence and fixtures and fittings.

**Rateable Value** £17,500      **EPC Rating** 76 D

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

amenities and services not tested  
measurements are approximate

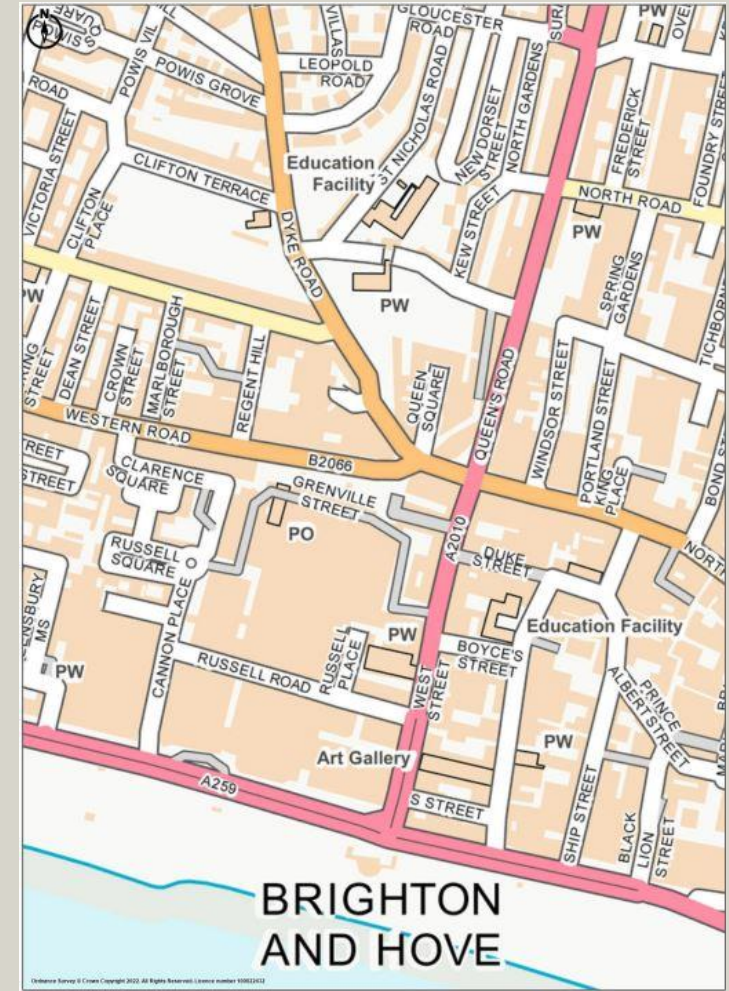
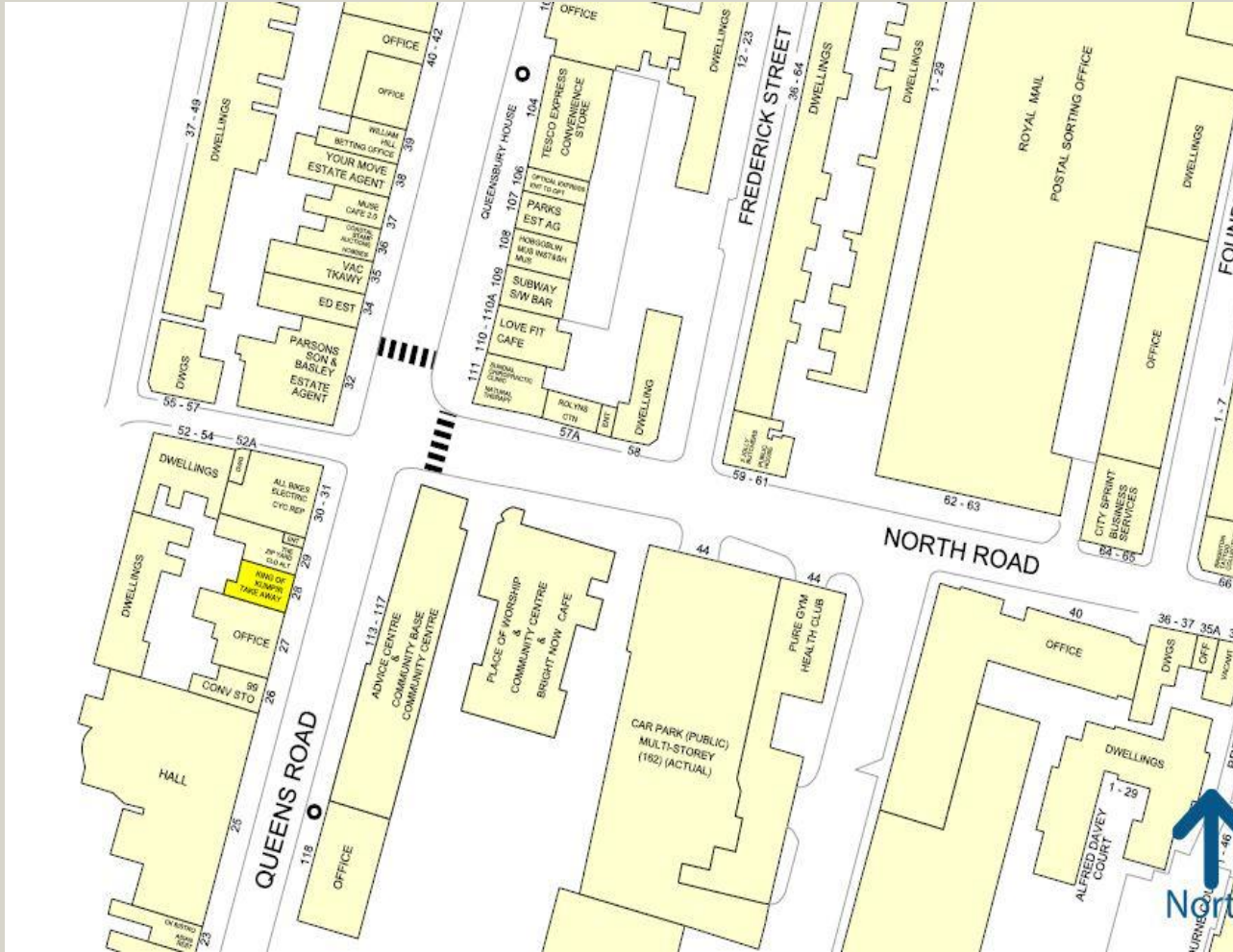


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