

# PRIME RESTAURANT

# LEASE FOR SALE



**46 BRUNSWICK ROAD**

**SHOREHAM BY SEA BN43 5WB**



**GRAVES  
SON &  
PILCHER**

01273 321 123

GSP.UK.COM

## Location

Situated in the heart of Shoreham-by-Sea in the sought-after Brunswick Road area and opposite Shoreham-by-Sea Railway Station. Local traders close by include Buckingham Arms Public House, Walter Smith Flowers, Fox & Sons Estate Agents and Café Artisan.

## Description

A unique opportunity to acquire this prime dual fronted restaurant site in the heart of Shoreham-by-Sea configured over ground and lower ground floors. Currently trading as the well-known Brio Shoreham Italian Restaurant & Pizzeria which has been extensively refurbished to a high standard with the space lending itself to a number of restaurant concepts. The accommodation is configured as open plan trading space for circa 80 covers on the ground floor with rear bar and open commercial kitchen with full commercial extraction system. Separate male and female WC facilities are also found on this level. Stairs lead to the lower ground floor which comprises of a prep

Ground Floor	1,198 ft <sup>2</sup>	111.3 m <sup>2</sup>
Lower Ground Floor	610 ft <sup>2</sup>	56.7 m <sup>2</sup>
<b>Total Floor Area</b>	<b>1,808 ft<sup>2</sup></b>	<b>168.0 m<sup>2</sup></b>

kitchen with walk-in cold store and freezer plus large storage area. External access is provided to the lower ground floor. There is also the opportunity for further external covers along the frontage. A full inventory is available on request.

## Terms

The premises are held on a full repairing and insuring lease, inside the Landlord and Tenant Act 1954, with 11 years unexpired term and at a current passing rent of **£32,500 per annum**, exclusive.

## Premium

Offers are invited on a guide premium of **£90,000** for the leasehold interest, restaurant goodwill, premises licence and fixtures and fittings.

**Rateable Value** £27,750      **EPC Rating** Applied for

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

amenities and services not tested  
measurements are approximate

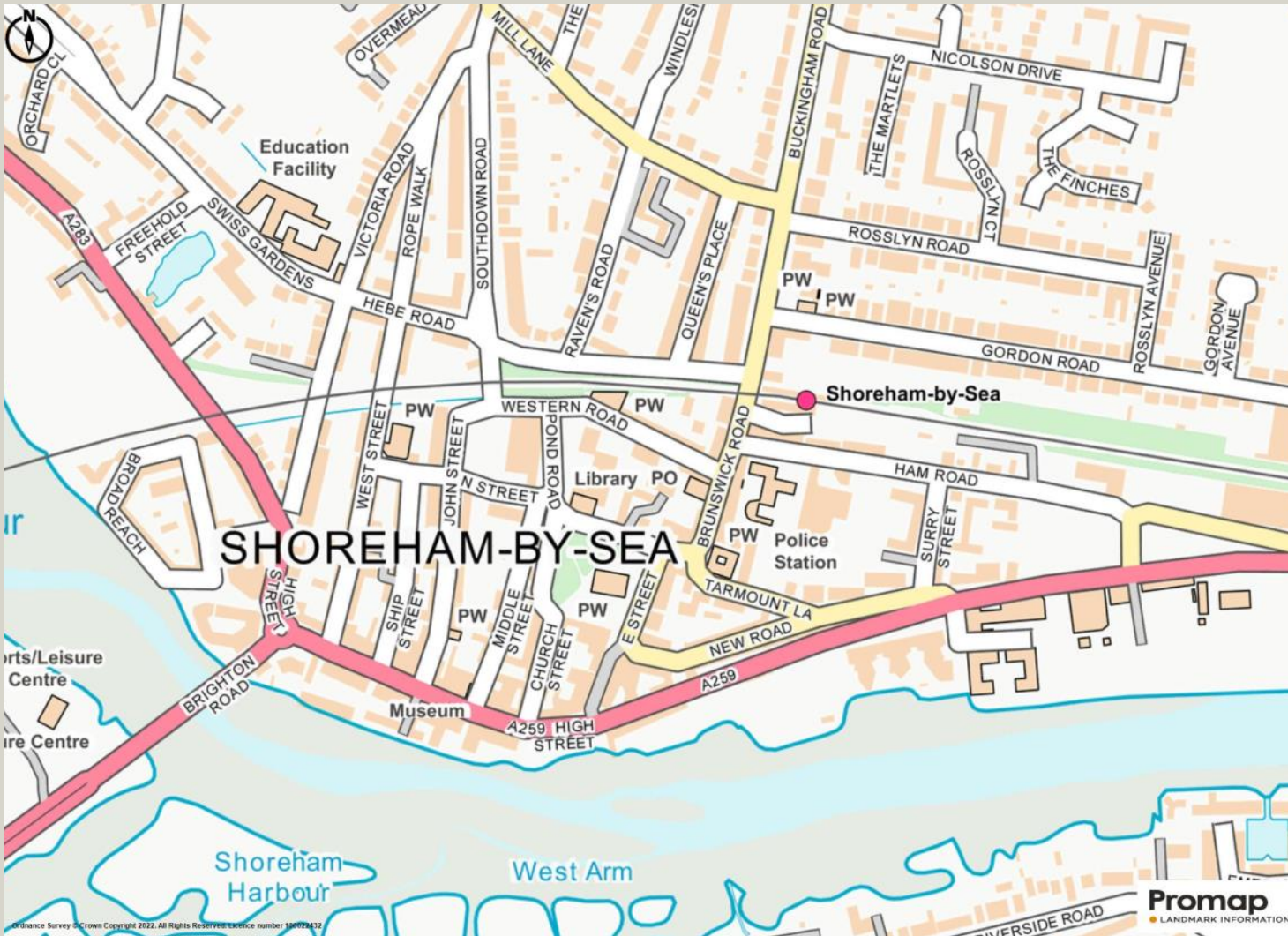


01273 321123

[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.



01273 321123

[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.