

PRESTIGIOUS GRADE II LISTED

BUILDING 1,708 ft² / 158 m²

TO LET

On the outskirts of Brighton

EST.

1897

CONFIDENTIAL RESTAURANT SALE



**GRAVES
SON &
PILCHER**

01273 321 123

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Location

Situated on the outskirts of Brighton and close to the London Road junction for the A23 and A27.

Accommodation

A rare opportunity to acquire this prestigious restaurant building which would suit a variety of occupiers. The site has not been available on the open market since 1987 and has been run by the same family for the duration of that time.

The accommodation comprises of the entire building configured over ground and first floor. Restaurant trading is at ground floor level offering approximately 60 covers, and is fitted to a high specification with period features throughout. To the rear of the property is the fully fitted commercial kitchen with staff WC facilities. First floor comprises of five separate rooms currently used for storage and office purposes. Male and female WC facilities are also located at this level. A full inventory is available on request.

GROUND FLOOR			FIRST FLOOR		
Restaurant	853 ft ²	79.2 m ²	Room 1	163 ft ²	15.1 m ²
Kitchen	304 ft ²	28.2 m ²	Room 2	193 ft ²	17.9 m ²
Ground Floor Total	1,157 ft²	108.7 m²	Room 3	73 ft ²	6.7 m ²
			Room 4	37 ft ²	3.4 m ²
Total Accommodation	1,708 ft²	158.6 m²	Room 5	85 ft ²	7.8 m ²

Terms

The premises are held on a full repairing and insuring lease expiring 2024, within the provisions of the Landlord and Tenant Act 1954 and at a passing rent of £22,000 per annum exclusive.

Offers are invited on a guide premium of £140,000 for the benefit of the current leasehold interest, restaurant consent, licensed premises, extensive fixtures and fittings, business goodwill and stock at valuation.

EPC applied for

Viewing by appointment with sole letting agent **GRAVES SON & PILCHER**

amenities and services not tested
measurements are approximate and net internal



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