

A3/A5 PREMISES + FORECOURT
NEW LEASE AVAILABLE
NOMINAL PREMIUM
RENT FREE AVAILABLE



14 MATLOCK ROAD
BRIGHTON
BN1 5BF

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LOCATION

Situated in a parade of shops just off the main Dyke Road, Hove. The surrounding area is a densely populated residential location, other shops in the parade include a Doctors surgery, Dental practice, Post office and Off licence

ACCOMMODATION

The premises comprise a ground floor A3/A5 restaurant/takeaway with forecourt as follows:

**RESTAURANT/
TAKE AWAY:**

Internal Depth	18'
Internal Width	18'9

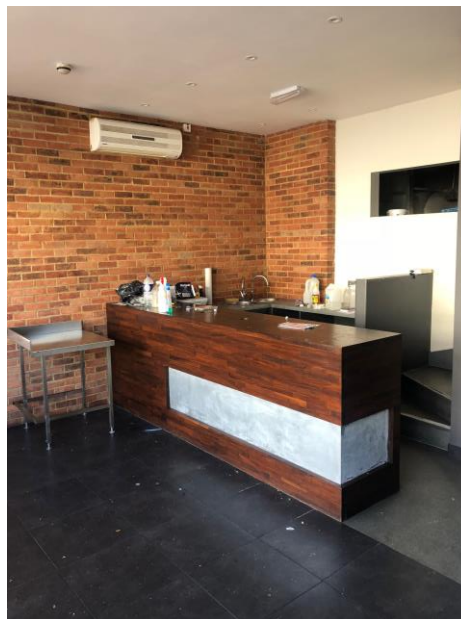
- 20-25 Covers
- Tiled Floor
- Spot Lighting
- Sit up benches
- Fitted Counter
- AC unit

Total shop area	340 sq ft (32 m²)
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KITCHEN:

12'3 x 11'7	140 sq ft
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- Full Extraction
- Double stainless steel sink
- Various kitchen equipment
- 5 burner WOK Oven
- WC + HWF



FORECOURT:	15-20 covers
TENURE	Leasehold
LEASE	A new lease is available with terms to be agreed
RENT	£16,000 per annum exclusive
PREMIUM	£20,000

UNIFORM BUSINESS RATES

- **Description:** Shop and Premises
- **Rateable Value:** £5,300
- **Rates Payable:** £2,565.20

LEGAL FEES Incoming tenant to bear both parties legal costs

VIEWING Strictly via a prior appointment through sole agent:
Tom Graves Commercial Ltd
Tel: 01273 233333