

FITTED A3 RESTAURANT/CAFE
CENTRAL BRIGHTON LOCATION
7AM – 7PM LICENCE
NOMINAL PREMIUM



9 HAMPTON PLACE
BRIGHTON
BN1 3DA

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LOCATION

The property is situated in a highly prominent location yards from the main commercial thoroughfare of Western Road. Situated on the corner of the exit of Waitrose car park. Churchill Square shopping centre is a short walk to the east and Brighton's mainline train station is a short walk to the west.

ACCOMMODATION

The premises comprise ground floor restaurant/cafe, arranged as follows:

Restaurant/Cafe**426 sq ft (39 m2)**

- GCH
- 30 covers +
- Forecourt Seating
- Return Frontage

**Kitchen/Prep****142 sq ft**

- Hot Plate
- 6 Burner Oven
- Various SSS worktops
- Double SSS
- Full Extraction
- 7pm Licence

Further Prep**156 sq ft**

- 4 x Fridges
- Pizza Oven

Further Restaurant**225 sq ft**

- Tiled Floor
- Roof Light
- WC + HWF

**Residential Accommodation**

1 x one bedroom flat + 1 Studio rented out at £20,000 per annum

TENURE	Leasehold	
LEASE	Assignment of existing 20 year lease from 2010	
RENT	£32,000 per annum exclusive	
PREMIUM	OIRO £19,950 for the benefit of the fixtures and fittings and the lease	
UNIFORM BUSINESS RATES	Description:	Restaurant and Premises
	Rateable Value:	£7,200
	Rates Payable:	£3,002.40
VAT	VAT is not chargeable on the terms quoted	
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	