

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



9 HAMPTON PLACE BRIGHTON BN1 3DA

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.

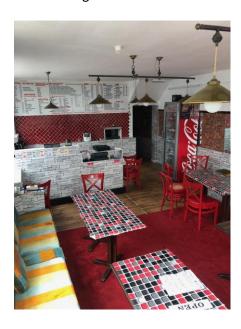
ACCOMMODATION

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