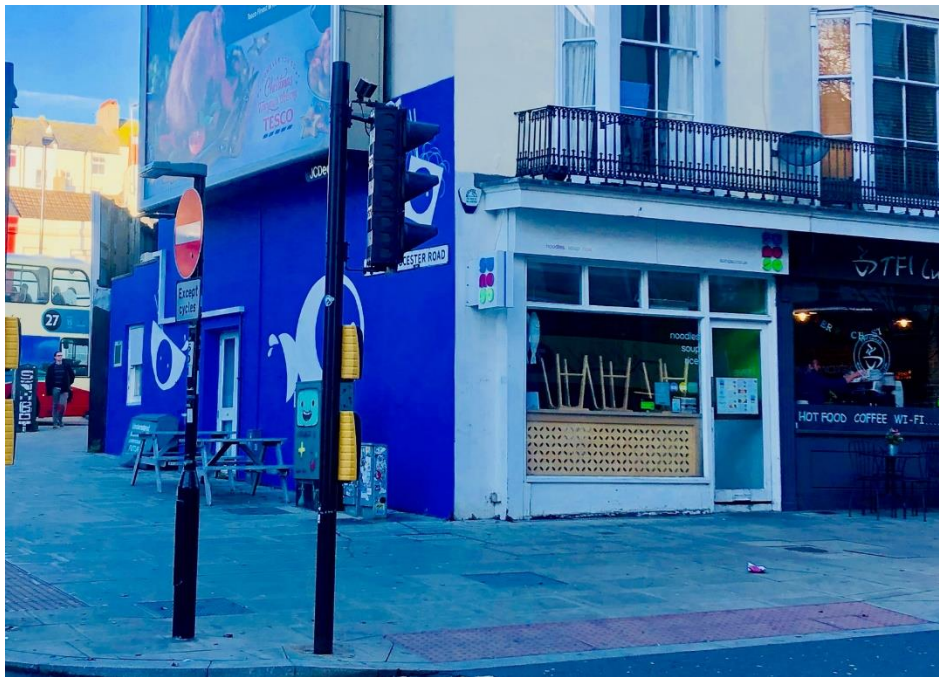


**SUPERBLY FITTED A3/A5 TAKEAWAY
METERS FROM BRIGHTON STATION
CORNER POSITION
LEASE FOR SALE**



**55 QUEENS ROAD
BRIGHTON
BN1 3XD**

71 Church Road, Hove, Sussex BN3 2BB T. 01273 233333 E. tom@tomgraves.co.uk www.tomgraves.co.uk

These particulars do not constitute any part of an offer or a contract. All statements contained in these particulars are made without responsibility on the part of Tom Graves and should not be relied upon as a statement or representation of fact. Any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Tom Graves nor any person in their employment has any authority to make or give any representation or warranty whatsoever.

LOCATION

Situated yards from Brighton's Mainline train station. The property is situated on a prominent corner on the West side of Queens Road a short walk to North Street and Western Road and Churchill Square shopping centre. Boots, Holland and Barrett, Prêt A Manger, Marks and Spencer and all the major high street stores and banks are in the immediate vicinity.

ACCOMMODATION

The premises comprise ground floor restaurant/takeaway with basement rooms/stores, arranged as follows:

Take Away**304 sq ft (28 m2)**

- 15 Covers
- Servery Counter
- EPOS system (rented)
- AC
- Spot Lighting
- CCTV
- Servery Hatch to side of Queens Road
- Drinks Fridge
- Outside Seating
- 3 x Large Wooden Benches
- Open to 8pm

**Kitchen****171 sq ft**

- Various SS tables with under fridges
- Double Fat Fryer
- Hot plate
- Full extraction
- 6 burner hob oven
- Commercial SSS
- Rear Yard

Basement**Further Kitchen/Prep****171 sq ft**

- 3 x Chest freezers
- 3 x upright fridges
- 3 x rice cookers
- Full extraction
- WC + HWF

Staff Room**79 sq ft****TENURE**

Leasehold

LEASE

Assignment of existing 20 year lease from 2007

RENT

£19,000 per annum exclusive

PREMIUM

OIRO £55,000 for the benefit of the fixtures and fittings and the lease

**UNIFORM
BUSINESS RATES**

Description:	Restaurant and Premises
Rateable Value:	£14,750
Rates Payable:	£6,077

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