

**FORMER PUB PREMISES  
SUITABLE FOR VARIETY OF USES  
1137 SQ FT (105 M2)  
TO LET**



**FORMER DYKE TAVERN  
218 DYKE ROAD, BRIGHTON  
BN1 5AA**

71 Church Road, Hove, Sussex BN3 2BB T. 01273 233333 E. [tom@tomgraves.co.uk](mailto:tom@tomgraves.co.uk) [www.tomgraves.co.uk](http://www.tomgraves.co.uk)

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**LOCATION**

The property is situated in a prominent location on the corner of Dyke Road and Highcroft Villas. It sits directly opposite Tesco Express petrol station at a very busy set of traffic lights. Caffyns Audi, Bhasvic College and Cardinal Newman are all walking distance from the unit.

**ACCOMMODATION**

The premises comprise ground floor unit, arranged as follows:

**SOUTH EAST UNIT****1137 sq ft (105 m2)**

- Wood flooring
- Good natural light
- Male and Female WC's
- Possible Basement under separate negotiation

**TENURE**

Leasehold

**LEASE**

New Lease

**RENT**

£25,000 per annum inclusive of all bills

**UNIFORM  
BUSINESS RATES**

<b>Description:</b>	<b>Shop and Premises</b>
Rateable Value:	£To be Re rated
Rates Payable:	£To be re rated

**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 Property Ltd**  
**Tel: 01273 233333**