

**MAIN ROAD RESTAURANT (A3) PREMISES**  
**ALCOHOL LICENCE TILL 12AM**  
**762 SQ FT + KITCHEN AND STORE**  
**SHORT TERM LET/NO PREMIUM**



**243 SOUTH COAST ROAD**  
**PEACEHAVEN**  
**BN10 8LD**

**LOCATION**

The property is situated on the south side of the main A259 Coast Road in Peacehaven. The surrounding area is mainly residential with the main road containing mainly, small restaurants/take away's, estate agents, betting shops and mini supermarkets.

**ACCOMMODATION**

The premises comprise ground floor restaurant with kitchen and store, arranged as follows:

**RESTAURANT****762 sq ft (70 m2)**

- 30+ Covers
- Laminate Flooring
- Good Natural Light
- 18 Covers Outside
- Display Fridge/Counter
- Coffee Machine
- WC + HWF
- On and off licence till 12am
- Large section of land to rear rented separately from council



**Store****83 sq ft**

- Tiled Floor
- Separate Loading Door
- Chest Freezers

**Kitchen****150 sq ft**

- Dishwasher x 2
- Fridge x 1
- Freezers x 3
- Hot Plate
- Oven + Hob
- SSS
- 3 x Microwaves

**TENURE**

Leasehold

**LEASE**

New short term lease for up to 2 years

**RENT**

OIRO £15,000 per annum exclusive

**UNIFORM  
BUSINESS RATES****Description:**

Rateable Value:

**Restaurant and Premises**

£11,500

**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**