

**A4 BAR PREMISES WITH 2AM LICENCE
POSSIBLE A3/A5 RESTAURANT TAKEAWAY
500 SQ FT (45 M2) + 1 BED FLAT OVER
TO LET**



**78 PRESTON STREET
BRIGHTON
BN1 2HG**

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LOCATION Situated in the heart of the city centre just off of the main commercial thoroughfare of Brighton, Western Road. The property is located close to the corner of Regency Square on the East side of the road. The I360 is situated at the southern end of Preston Street.

ACCOMMODATION The premises comprise ground floor Bar with basement WC's and store and a 1 bedroom flat over, arranged as follows:

BAR **500 sq ft (45 m2)**

- Fitted Bar
- Decking and outside seating
- 2am Licence 7 days a week
- LGF male and female WC's
- LGF store room with fitted walk in fridge 111 sq ft

RESIDENTIAL ACCOMMODATION

A 1 bedroom flat accessed via the bar in good decorative order.

TENURE Leasehold

LEASE New Lease

RENT £28,000 per annum exclusive

**UNIFORM
BUSINESS RATES**

Description:	Bar and Premises
Rateable Value:	£TBC
Rates Payable:	£TBC

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