

**A4 BAR PREMISES WITH 2AM LICENCE  
POSSIBLE A3/A5 RESTAURANT TAKEAWAY  
735 SQ FT (67 M2)  
TO LET**



**76 PRESTON STREET  
BRIGHTON  
BN1 2HG**

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** 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 rear store and basement WC's, arranged as follows:

<b>BAR</b>	<b>580 sq ft</b>
<b>RAISED VIP AREA</b>	<b>155 sq ft</b>
<b>TOTAL</b>	<b>735 sq ft (67 m2)</b>

- Wood Flooring
- 2am Licence 7 days a week
- Stock Room – 123 sq ft
- LGF Male and female WC's

**TENURE** Leasehold

**LEASE** New Lease

**RENT** £30,000 per annum exclusive

**UNIFORM  
BUSINESS RATES**

<b>Description:</b>	<b>Bar and Premises</b>
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**