

**SUPERBLY FITTED RESTAURANT/BAR PREMISES  
CENTRAL BRIGHTON  
NEW LEASE  
TO LET**



**48 PRESTON STREET  
BRIGHTON  
BN1 2HP**

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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 at the northern end of Preston Street on the West Side of the Road. The I360 is situated at the southern end of Preston Street.

**ACCOMMODATION**

The premises comprise ground floor Bar/Restaurant, Lower ground floor bar + rear store and basement WC's, arranged as follows:

**BAR/RESTAURANT****574 sq ft**

- 12am Licence
- Fitted Bar + Extraction
- 7 Seats at Bar
- 26 Covers
- 2 x Drinks Fridge
- SSS commercial
- Gas Hot Coal Grill
- CCTV
- Alarm
- AC
- Speaker System



**LOWER GROUND BAR****356 sq ft**

- Wood Floor
- AC + Heat
- Modern Fit out
- 2 x WC + HWF
- 30 Covers
- Store 110 sq ft



<b>TENURE</b>	Leasehold	
<b>LEASE</b>	New Lease	
<b>RENT</b>	£29,500 per annum exclusive	
<b>PREMIUM</b>	£30,000 for the benefit of all fixtures and fittings	
<b>UNIFORM BUSINESS RATES</b>	<b>Description:</b>	<b>Bar and Premises</b>
	Rateable Value:	£16,250
<b>LEGAL FEES</b>	Incoming tenant to bear both parties legal costs	
<b>VIEWING</b>	Strictly via a prior appointment through sole agent: <b>Tom Graves Property Ltd</b> Tel: <b>01273 233333</b>	