

**SUPERBLY FITTED RESTAURANT/BAR
FULLY INSTALLED PIZZA OVEN
KEMP TOWN LOCATION
LEASE FOR SALE**



**1 PASTON PLACE
BRIGHTON
BN2 1HA**

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LOCATION

The property is situated on the eastern side of Paston Place close to the main commercial thoroughfare of St Georges Road. The Royal Sussex County Hospital is a short walk to the north and the A259 coast road to the south.

ACCOMMODATION

The premises comprise ground floor restaurant with basement kitchen, WC's and store, arranged as follows:

RESTAURANT**689 sq ft (64 m2)**

- Fitted Bar
- Fitted Pizza Oven
- GCH
- Alcohol Licence till 12am every day.

**BASEMENT****Kitchen****426 sq ft (40 m2)**

- Fully fitted with extraction
- Walk in Fridge
- 2 x WC's for customers





TENURE	Leasehold	
LEASE	Held on a 15 year lease from 28 th April 2017 with 5 year rent reviews	
RENT	£25,000 per annum exclusive	
PREMIUM	OIRO £35,000 for the benefit of the lease, fixtures and fittings and licence	
UNIFORM BUSINESS RATES	Description:	Restaurant and Premises
	Rateable Value:	£10,000
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	