

**SUPERB RESTAURANT/BAR OPPORTUNITY
+ ACCOMMODATION
CENTRAL BRIGHTON
TO LET**



**7-8 MONTPELIER PLACE
BRIGHTON
BN1 3BF**

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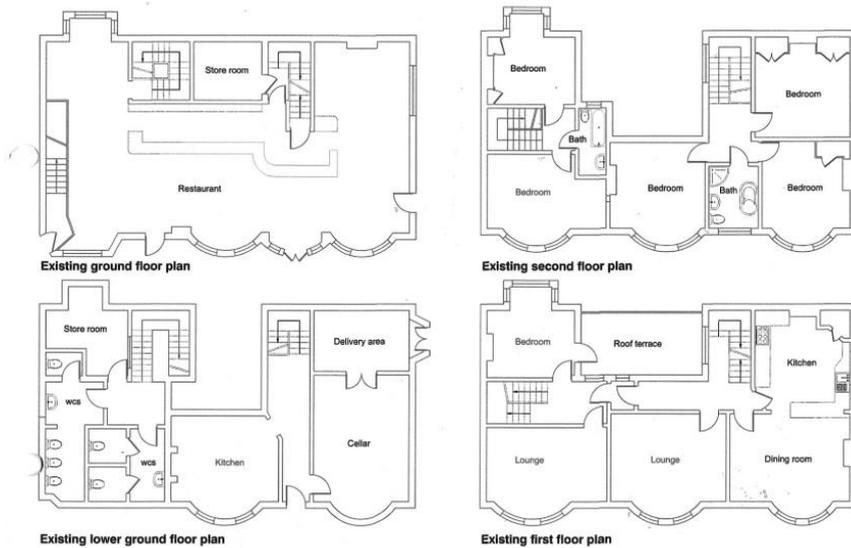
LOCATION

The property is well located within the Montpelier suburb of Brighton, partway between the centres of Brighton and Hove. The main commercial throughfare of Western Road is a short walk to the south with seven dial a short walk to the north.

ACCOMMODATION

The premises comprise ground floor and basement restaurant/bar with residential accommodation on the first and second floor, arranged as follows:

Ground Floor Bar/Restaurant	1253 sq ft (116 m2)
Basement, Kitchen, Cellarage, WC's	1068 sq ft (99 m2)
First Floor Residential	1075 sq ft (100 m2)
Second Floor Residential	1011 sq ft (94 m2)
+ Front Mosaic Forecourt approx. 400 sq ft	



TENURE

Leasehold

LEASE

New Lease

RENT

Ground Floor and Basement £60,000 + VAT per annum exclusive
Whole Building including Residential £80,000 + VAT per annum exclusive

UNIFORM BUSINESS RATES

Description: Bar and Premises
Rateable Value: £26,400

VAT

VAT is 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