

HIGHLY PROMINENT RESTAURANT/CAFE
LARGE REAR GARDEN
FULLY FITTED WITH EXTRACTION
LEASE FOR SALE



100 ST JAMES STREET
BRIGHTON
BN2 1TP

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LOCATION:

Situated on the southern side of St James Street, Brighton. St James Street is the main commercial thoroughfare of Kemp Town with multiple retailers including coffee shops, restaurants, take aways and supermarkets such as Morrisons and Co-Op.

ACCOMMODATION:

The premises comprise a ground floor restaurant/café with large rear garden + basement storage as follows:

RESTAURANT:**309 sq ft**

- 22 Covers
- Display Fridge
- Cake display counter
- Bar
- Zumex OJ machine
- Fridge
- Freezer

**SERVERY****79 sq ft**

- Coffee Machine
- SSS
- Dishwasher
- SS Worktops

KITCHEN**106 sq ft**

- 4 Ring Hob
- Double Fat Fryer
- Griddle
- Microwave
- Full Extraction
- Double Grill
- Dishwasher
- Chiller



WC + HWF

COVERED GARDEN/SEATING

669 sq ft

- 35 Covers
- Shisha Bar
- BBQ



BASEMENT

519 sq ft

- New Extraction
- Large Deck Pizza Oven
- 2 x Walk in Fridge
- Various Equipment
- Chest Freezer
- DSSS



TENURE	Leasehold	
LEASE	New FRI lease available	
RENT	£24,000 per annum exclusive	
PREMIUM	OIRO £50,000 for the benefit of all the fixtures and fittings	
UNIFORM BUSINESS RATES	Description: Rateable Value:	Cafe and Premises £15,000
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 Prop Ltd Tel: 01273 233333	