

TO LET

IMPRESSIVE E-CLASS PREMISES PROMINENT LOCATION – 865 SQ FT (80.36 SQ M)

58, London Road, Brighton, BN1 4JE

SHW.CO.UK

#### DESCRIPTION

The property comprises a large open plan ground floor dining area, fully fitted kitchen, storage and W/C facilities. The restaurant benefits from a large glass frontage providing excellent natural light into the ground floor dinning area with additional roof lights to the rear of the property. There is additional access provided at the rear of the building from Elder Place.

## LOCATION

The property is situated in a prominent centre position of a busy parade in the heart of London Road. A short walk from Brighton station and Preston Park, London Road is an area that receives high footfall from residents, commuters and students. Nearby occupiers include Fatto A Mano, Kaspas, Dominos Pizza, Costa Coffee and Betfred.

# ACCOMMODATION

	SQ FT	SQ M
Ground floor	865	80.36
TOTAL	865	80.36

## **AMENITIES / OPPORTUNITY**

- Impressive glass frontage
- Fully fitted kitchen
- Large two tier dining area with roof lights
- Nearby occupiers include Fatto A Mano, Kaspas, Dominos Pizza, Costa Coffee, and Betfred.

### RENT

A new lease is avialble at a commencing rental of £50,000 Per annum exclusive, subject to rent reviews at the appropriate intervals.

#### RATES

Effective April 2023 the rateable value of the premises is  $\pounds 36,750.$ 

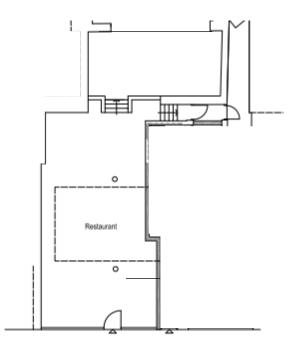
# VAT

VAT may be chargeable on the terms quoted.

# **LEGAL COSTS**

Each party to bare their own legal costs.

**EPC** The property has an EPC rating of E.



## Ground Floor Plan @1:100



<b>VIEWINGS – 01273</b>	876200		<b>y</b>	twitter - @SHWProperty	MAKING
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