

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 $\pounds 36,750.$

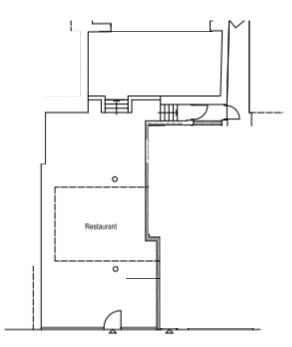
VAT

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



VIEWINGS – 01273	876200		y	twitter - @SHWProperty	MAKING
Alexander Denning	t: 01273 876 218	e: adenning@shw.co.uk	in	LinkedIn - SHW Property	PROPERTY
Richard Pyne	t: 01273 876 213	e: rpyne@shw.co.uk	0	Instagram – SHW Property	WORK
SHW prepares sales and letting particulars diligently and	I all reasonable steps are taken to ensure that they are i	correct. Neither a seller nor a landlord nor SHW will, however, be under any liability	/ to any nurchaser or tenant (or prospective nurchaser or tenant in respect of them. If a property is unoccupied	nonn

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in the spect of them. If a property is unoccupied, systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goa Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316