



45-46 North Street

Brighton, BN1 1RH

**TO LET - City Centre
Restaurant Premises
Rental £90,000 Per Annum**

2,505 sq ft
(232.72 sq m)

- City Centre Position
- Available Now
- Fully Fitted
- New Lease

45-46 North Street, Brighton, BN1 1RH

Summary

Available Size	2,505 sq ft
Rent	£7,500 per month
Rates Payable	£34,816 per annum
Rateable Value	£68,000
Service Charge	N/A
Car Parking	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D (90)

Description

Ground floor and lower ground floor restaurant premises in centre of Brighton, fully fitted property.

Location

Located on the south side of North Street, Brighton within the heart of the city, excellent passing trade and footfall within a short distance from Churchill Square, Brighton Station and the main seafront.

Accommodation

The accommodation comprises the following areas:

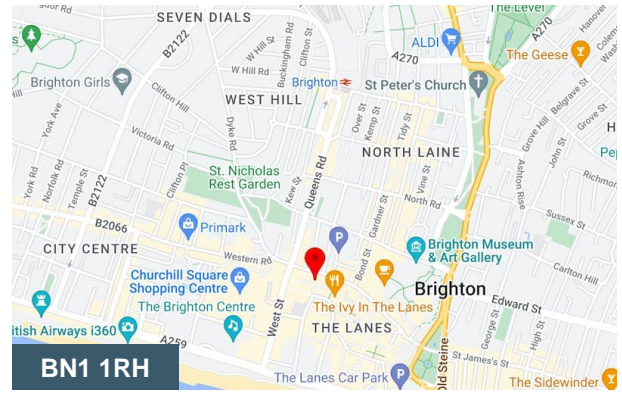
Name	sq ft	sq m	Availability
Lower Ground - LGF	967	89.84	Available
Ground - GF Retail	1,538	142.88	Available
Total	2,505	232.72	

Viewings

Viewings via landlords agent Newlands Property.

Terms

New FRI lease with terms to be agreed, asking rental of £90,000pa



Viewing & Further Information



Richard Lowrey

01273-779777 | 07725-723021

richard@newlandsproperty.com