



165 North Street

Brighton, BN1 1EA

TO LET - Corner Position
Restaurant Unit
Rental £90,000 Per Annum

2,083 sq ft
(193.52 sq m)

- City centre corner position
- New Lease
- No Premium
- Outside Seating Area

165 North Street, Brighton, BN1 1EA

Summary

Available Size	2,083 sq ft
Rent	£7,500 per month
Rates Payable	£21,888 per annum
Rateable Value	£42,750
Service Charge	£17,418.59 per annum We are advised that the service charge is 9.5% of annual expenditure which currently equates to £17,418.59pa
Car Parking	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (63)

Description

The unit is within Princes House a magnificent grade one art deco listed building, the unit has an excellent return frontage with glazing the entire length of the property, with the added benefit of an extensive outside seating area, it would suit various food operators looking for a town centre position in Brighton.

Location

The property occupies a highly visible corner position on North Street, Brighton with nearby occupiers including Watches of Switzerland, Joe & The Juice, Flying Tiger, White Stuff, Rituals, Blacks, Lulu Lemon & Oliver Bonas with The Lanes and Churchill Square shopping centre a short distance away.

Accommodation

The accommodation comprises the following areas:

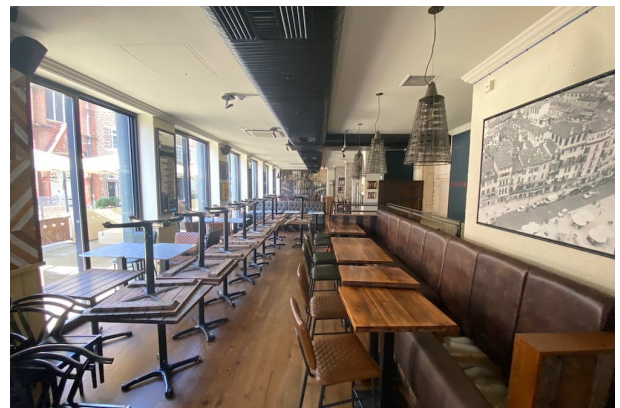
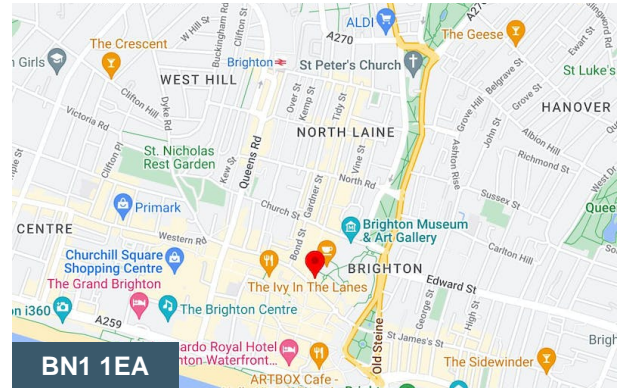
Name	sq ft	sq m
Basement	87	8.08
Ground	1,996	185.43
Outdoor - Outside Seating Area	258	23.97
Total	2,341	217.48

Viewings

Viewings can be arranged via the Landlords Agent - Newlands Property

Terms

Available on a new FRI lease with terms to be agreed and asking rental of £90,000 per annum exclusive.



Viewing & Further Information



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