



85-85A Preston Street

Brighton, BN1 2HG

**FOR SALE - Takeaway
Business**

Rental £16,250 PAX

Premium OIRO £40,000 LH

1,011.44 sq ft

(93.97 sq m)

- Just off Seafront
- City Centre Position

85-85A Preston Street, Brighton, BN1 2HG

Summary

Available Size	1,011.44 sq ft
Rates Payable	£4,300.80 per sq ft
Rateable Value	£8,400
Service Charge	N/A
Car Parking	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D (80)

Description

The property comprises of a ground floor/ lower ground floor commercial premises currently trading as the very popular Moyos Burgers, let on the remainder of 10 year lease from July 2019 with a passing rent of £16,250 per annum.

The maisonette above is also currently let by the commercial tenant on a AST at £1,350pcm and would also be available with the business.

A premium for the business and fixtures and fittings of £40,000 is required.

Location

The property is located on Preston Street, Brighton a popular foodie part of the city, Western Road is to the north and the main seafront promenade to the south with the I360 at the bottom of the road.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Commercial Unit	559.52	51.98
1st - Maisonette	451.92	41.98
Total	1,011.44	93.96

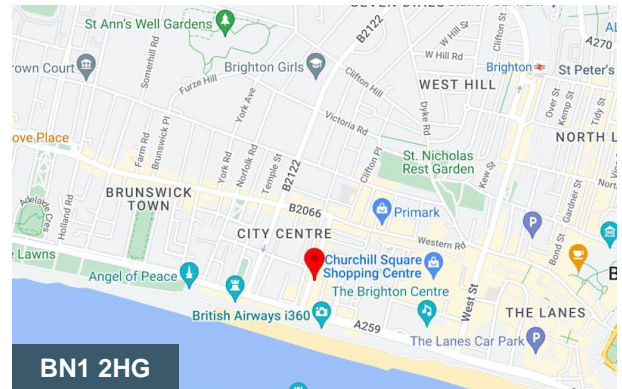
Viewings

Viewings can be arranged via Sole Agents Newlands Property Tel: 01273-779777.

Disclaimer In accordance with the estate agency act 1979 we advise that the Landlord of this property has a connection with Newlands Property, for more information please contact our agency.

Terms

Offers are invited for the assigned of the existing lease to include all fixtures and fittings with premium offers invited in the region of £40,000.



Viewing & Further Information



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