



60 West Street

Brighton, BN1 2RA

TO LET - Lease Assignment
Rental £44,250 PAX

2,450 sq ft
(227.61 sq m)

- NO Premium
- Late Licence
- Hot Food Takeaway

60 West Street, Brighton, BN1 2RA

Summary

Available Size	2,450 sq ft
Premium	Nil
Rates Payable	£13,923 per annum
Rateable Value	£25,500
Service Charge	£3,628 per annum Service Charge £907 per quarter.
Car Parking	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (72)

Description

Prominent hot food takeaway premises, coming fully fitted with no premium payable. The unit offers a great open plan space with extensive kitchen / prep area along with basement storage area.

Location

Located on the very busy West Street, just down from Churchill Square shopping centre and on the main pedestrian route to the seafront from the city centre and Brighton station, there is a good level of passing trade all day and night.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,350	125.42
Basement	1,100	102.19
Total	2,450	227.61

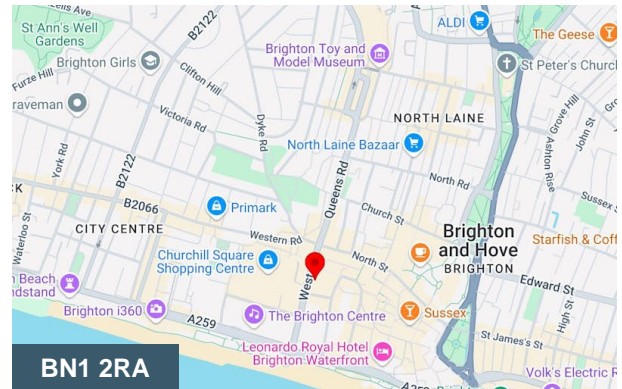
Viewings

Viewings can be arranged via Sole Agents - Newlands Property.

Terms

The property is available by way of assignment with the remainder of the 25 year lease expiring in June 2028, there is no premium payable for the lease or fixtures and fittings.

Passing rent of £44,250 per annum exclusive with service charge of £907 per quarter payable.



Viewing & Further Information



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