



89-93 Dyke Road

Brighton, BN1 3JE

**TO LET - Bar / Restaurant /
Cafe Premises**
Rental £32,500 PAX

1,688 sq ft
(156.82 sq m)

- New Lease
- Licenced Premises
- Seven Dials Location

89-93 Dyke Road, Brighton, BN1 3JE

Summary

Available Size	1,688 sq ft
Rent	£2,708.33 per month
Rates Payable	£15,834 per annum
Rateable Value	£29,000
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (63)

Location

Prominent building located just off of Seven Dials, the area has a high level of footfall and passing trade, with other occupiers including Co-Op, Gails Bakery & Flour Pot, along with a host of other independent businesses.

Brighton central station is just a short walk away, with the city centre about 10 minutes walk to the south.

Accommodation

The accommodation comprises the following areas:

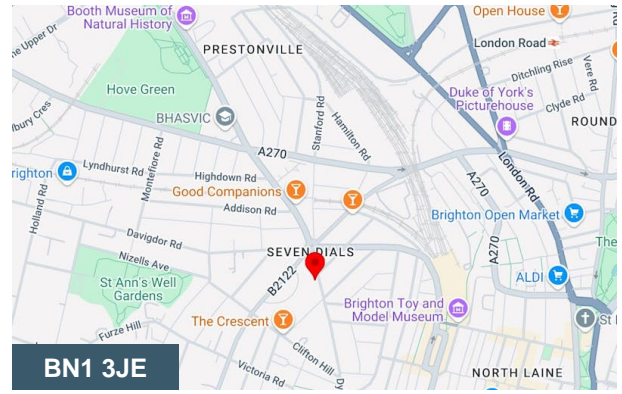
Name	sq ft	sq m
Ground	1,023	95.04
Basement	665	61.78
Total	1,688	156.82

Viewings

Viewings can be arranged via the Landlord Sole Agent - Newlands Property

Terms

The property is available on a new FRI lease with terms to be agreed and asking rental of £32,500 PAX.



Viewing & Further Information



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