



136 Preston Drive

Brighton, BN1 6FJ

**TO LET - Former Fish & Chip
Shop
Rental £12,000 PAX**

391.25 sq ft
(36.35 sq m)

- New Lease
- Equipment Available by Negotiation
- Takeaway Unit

136 Preston Drove, Brighton, BN1 6FJ

Summary

Available Size	391.25 sq ft
Rent	£1,000 per month
Rates Payable	£2,794.40 per annum Unit should be eligible for NIL rates, please confirm with BHCC.
Rateable Value	£5,600
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	E (123)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	192	17.84
Ground - Store/ Prep Space	199.25	18.51
Total	391.25	36.35

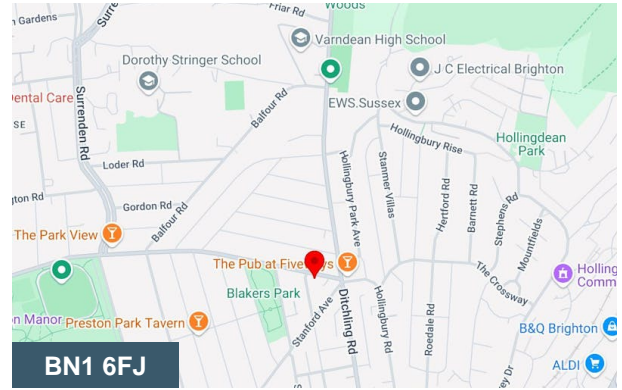
Viewings

Viewings can be arranged via the Landlords Sole Agents Newlands Property

Terms

Available on a new FRI lease with terms to be agreed, asking rental of £12,000 PAX.

Catering equipment available by separate agreement.



Viewing & Further Information



Richard Lowrey

01273-779777 | 07725-723021

richard@newlandsproperty.com