



**14 East Street**  
Brighton, BN1 1HP

## Lease Assignment Rental **£55,000 PAX**

**1,375 sq ft**  
(127.74 sq m)

- Premium OIRO £150,000
- Fitted Extract & Alcohol Licence
- Prime East St Location

# 14 East Street, Brighton, BN1 1HP

## Summary

<b>Available Size</b>	1,375 sq ft
<b>Passing Rent</b>	£55,000 per annum
<b>Premium</b>	£150,000
<b>Rates Payable</b>	£19,841.25 per annum
<b>Rateable Value</b>	£35,750
<b>Service Charge</b>	Ad hoc see lease
<b>VAT</b>	Applicable. VAT is applicable
<b>Legal Fees</b>	Ingoing tenant is liable for both parties legal costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	B (49)

## Description

The property is currently arranged with ground floor kitchen and seating area, including counter and fitted extraction system. There is customer toilets along with lower ground floor storage and prep area along with staff room area.

The unit also comes with the benefit of having an Alcohol licence with sales permitted Mon-Sat 12.00-00.00 & 12.00-23.30 on Sundays.

## Location

Located on the West side of East Street, Brighton the property occupies a prominent position on the street with excellent frontage and high level of footfall and passing trade, being one of the main routes down the seafront.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	609	56.58
Lower Ground	766	71.16
<b>Total</b>	<b>1,375</b>	<b>127.74</b>

## Viewings

Viewings can be arranged via Sole Agent - Newlands Property

**\*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

The property is available by way of a lease assignment, passing rental £55,000PAX. Term 15 year lease from September 2018, with break and review in 2028.

Premium required for all fixtures and fittings OIRO £150,000



## Viewing & Further Information



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