



14 East Street

Brighton, BN1 1HP

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

1,375 sq ft
(127.74 sq m)

- No Premium
- Fitted extract & Alcohol Licence
- Prime East St Location

14 East Street, Brighton, BN1 1HP

Summary

Available Size	1,375 sq ft
Rates Payable	£19,841.25 per annum
Rateable Value	£35,750
Service Charge	Ad hoc see lease
VAT	Applicable
Legal Fees	Ingoing tenant is liable for both parties legal costs
Estate Charge	N/A
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

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
Total	1,375	127.74

Viewings

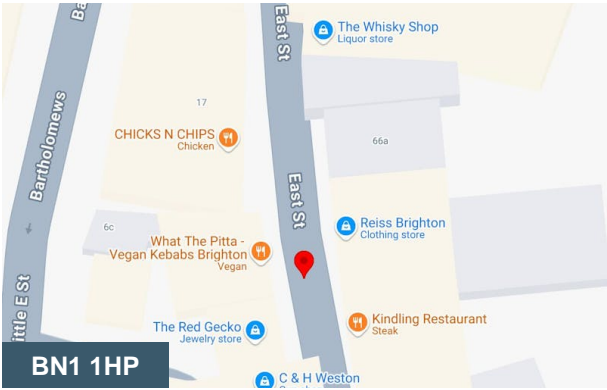
Viewings can be arranged via Sole Agent - Newlands Property

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, no premium is required, passing rental £55,000PAX.

15 year lease from September 2018, with break and review in 2028.



Viewing & Further Information



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