



111 St. Georges Road
Brighton, BN2 1EA

TO LET - Lease Assignment
Rental £19,000 PAX
Premium £40,000

1,250 sq ft
(116.13 sq m)

- Fitted Takeaway Premises
- 3x Bedroom Flat Above

111 St. Georges Road, Brighton, BN2 1EA

Summary

Available Size	1,250 sq ft
Passing Rent	£19,000 per annum
Premium	£40,000
Rates Payable	£4,990 per annum Unit should be eligible for nil rates, please contact council
Rateable Value	£10,000
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Ingoing tenant is liable for both parties legal costs
Estate Charge	N/A
EPC Rating	C (67)

Description

The premises is arranged with ground floor counter area for restaurant/ takeaway with fully fitted basement kitchen area, W.C and rear garden space providing storage.

The upper parts have separate access and currently provide a 3/4 bedroom maisonette with bathroom.

Location

The property is located on the South side of St Georges Road in the heart of Kemptown with good level of passing trade and footfall. There are a number of independent occupiers nearby including multiples like the Co-Op.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Basement	420	39.02
Ground	330	30.66
1st	255	23.69
2nd	245	22.76
Total	1,250	116.13

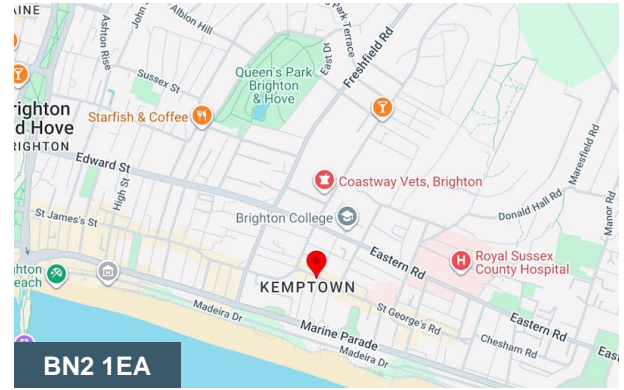
Viewings

Viewings can be arranged via Sole Agents - Newlands Property

Terms

The property is available by way of a lease assignment with the remainder of the 20 year lease from June 2020, a current passing rental of £19,000pa with premium required for all fixtures and fittings of £40,000.

The June 2025 rent review is outstanding



Viewing & Further Information



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