



NEWLANDS
PROPERTY

To Let



28 East Street

Brighton, BN1 1HL

**TO LET - Restaurant
Premises
Rental £50,000 PAX**

978 sq ft
(90.86 sq m)

- New Lease
- No Premium
- Available Now

28 East Street, Brighton, BN1 1HL

Summary

Available Size	978 sq ft
Rates Payable	£13,473 per annum
Rateable Value	£27,000
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D (92)

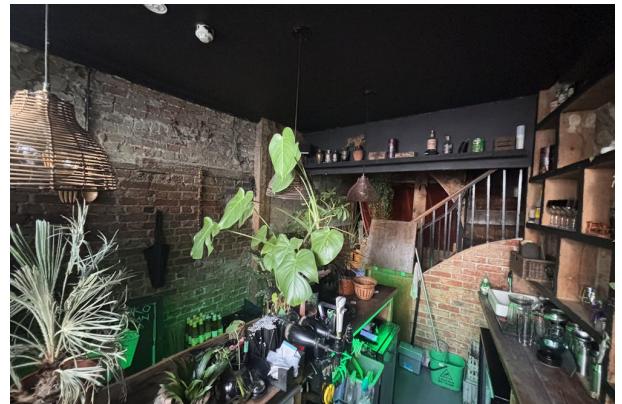


Description

The property is arranged with basement storage & fitted kitchen with extraction, the ground floor is arranged with counter / bar area, the first and 2nd floors are arranged as seating area/ restaurant space with W.C's on 2nd floor.

Location

Located in the heart of the Lanes, the property has excellent passing trade and footfall with Dishoom, English's, Trail Finders, Burger & Lobster, Giggling Squid & Charlotte Tilbury just a few of the nearby occupiers.



Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Basement	170	15.79
Ground	220	20.44
1st	180	16.72
2nd	202	18.77
3rd	206	19.14
Total	978	90.86



Viewings

Viewings can be arranged via the Landlords Agent - Newlands Property

Terms

The property is available on a new FRI lease with terms to be agreed, asking rental of £50,000 PAX.

Viewing & Further Information



Richard Lowrey

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