

lease for sale

PRIME RESTAURANT / CAFE / BAR PREMISES



K O B A

135 WESTERN ROAD, BRIGHTON BN1 2LA

Location

Situated within the principle commercial thoroughfare of Western Road where many retail, restaurant and bar operators are represented (see location plan below). The subject premises benefit from a prominent trading position and are situated on the north side of Western Road adjacent to Waitrose. Other nearby occupiers include Taco Bell, The Temple PH, Cafe Nero and Sainsburys.

Description

The premises comprise a refurbished (in 2015) fitted restaurant / cafe / bar premises, arranged over ground and first floors

Accommodation

Gross Frontage: 16'2 (4.9 m)

Ground floor

width 17'1 (5.2m), overall depth 34'10 (10.61 m)
providing a floor area of **595.28 sq ft** (55.27 sq m)

First floor

providing a floor area of **470 sq ft** (43.66 sq m)

Basement / cellar

providing a floor area of **100 sq ft** (9.2 sq m)

Male, female and disabled access WCs

Planning: The premises has an A3 planning consent on GF and Basement and A1 use on first floor.

EPC applied for

Rateable Value: £15,250

all measurements are approximate

services and amenities not tested

Terms: The property is TO LET on a new full repairing and insuring lease for a term by arrangement with periodic rent reviews. Offers of rental are invited in the region of £37,500 per annum exclusive

PREMIUM UPON APPLICATION

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Viewing by appointment with sole letting agents, Graves Son & Pilcher LLP



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