

city centre location

FITTED RESTAURANT

with outside seating area

1,579 sq ft / 147 sq m

LEASE AVAILABLE

36 East Street
BRIGHTON BN1 1HL



**GRAVES
SON &
PILCHER LLP**

Location:

Situated in the prime retail thoroughfare of East Street, within The Lanes, and close to the seafront and North Street. There are numerous retail and restaurant businesses represented in this location. Bus services, car parks and Brighton mainline rail station are conveniently accessible.

Description:

The premises comprise a Grade II listed building arranged as a fitted restaurant over ground, first and second floors, together with basement kitchen / storage and ancillary space on the third floor.

Ground Floor Restaurant

Max width 18'7 (5.66 m) overall depth 43'3 (13.18 m), WC providing a floor area of 600.2 sq ft (55.76 m²)

First Floor Restaurant

Width 17'7 (5.36 m) overall depth 20'11 (6.37 m), WC providing a floor area of 248.5 sq ft (23 m²)

Second Floor Restaurant

Width 17'7 (5.36 m) overall depth 20'11 (6.37 m), WC, providing a floor area of 245.5 sq ft (22.8 m²)

Basement Kitchen

Two rooms, WC, providing a floor area of 361.4 sq ft (33.57 m²)

Third Floor

Three rooms, WC, providing a floor area of 123.8 sq ft (11.5 m²)

TOTAL FLOOR AREA: 1,579 sq ft / 147 sq m

EPC rating

D 76-100

99

This is how energy efficient the building is.



Rateable Value: £46,000 (draft 2017 Rateable Value: £87,500)

all measurements are approximate

amenities and services not tested

The existing lease is for a term of 15 years from 8th March 2016 (expiring 7 March 2031) at a present rental of £81,500 per annum exclusive. The next rent review is 8 March 2021.

The premises are offered by way of an assignment of the existing lease, offers are invited for the leasehold interest.

Viewing: by strict appointment with sole letting agents, GRAVES SON & PILCHER LLP



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