



A3 (RESTAURANTS AND CAFES) / LEISURE / RESTAURANT / CAFE / RETAIL / HIGH STREET RETAIL / RETAIL - IN TOWN TO LET

GROUND FLOOR

4-8 Dyke Road, Brighton, BN1 3FD

LEISURE/RESTAURANT/ RETAIL PREMISES TO LET
IN PRIME CENTRAL BRIGHTON LOCATION

2,508 SQ FT

Eightfold
property

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Summary

Available Size	2,508 sq ft
Rent	£50,000 per annum exclusive of rates VAT & all other outgoings
Rates Payable	£22,455 per annum
Rateable Value	£45,000
Service Charge	A service charge will be in place based on a fair proportion of expenditure to the building
VAT	Applicable
Legal Fees	The incoming tenant to make a contribution of £1500 plus VAT towards the landlords legal costs
EPC Rating	C (57)

Description

A large Class E unit arranged over ground floor level in a prime central location, suitable for a wide range of uses. The premises has extraction in place having previously traded as a restaurant. An additional basement space is available at an additional charge, please ask for further information

Location

Situated in the city centre forming part of an prominent building near the clocktower and Churchill Square shopping centre, with bus and rail links, a taxi rank and multi-story car park within walking distance. The property is a short walk from Brighton seafront and the Lanes with its abundance of shops and restaurants. Nearby operators include Starbucks, Home Sense, Superdry, Marks & Spencer, Metro Bank, O2, Burger King & Boots.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground	2,508	233
Total	2,508	233

Terms

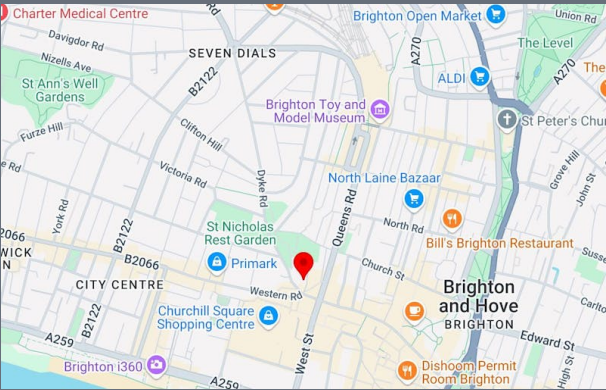
The property is available to let by way of an effective new full repairing and insuring lease for a minimum term of 5 years exclusive of rates, service charge, VAT & all other outgoings.

Planning

It is our understanding that the property benefits from Class E planning consent under The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. Interested parties should make their own planning enquiries relating to their proposed use of the property.

AML

Interested parties will be required to provide anti money laundering documents as in accordance with regulations.



Get in touch

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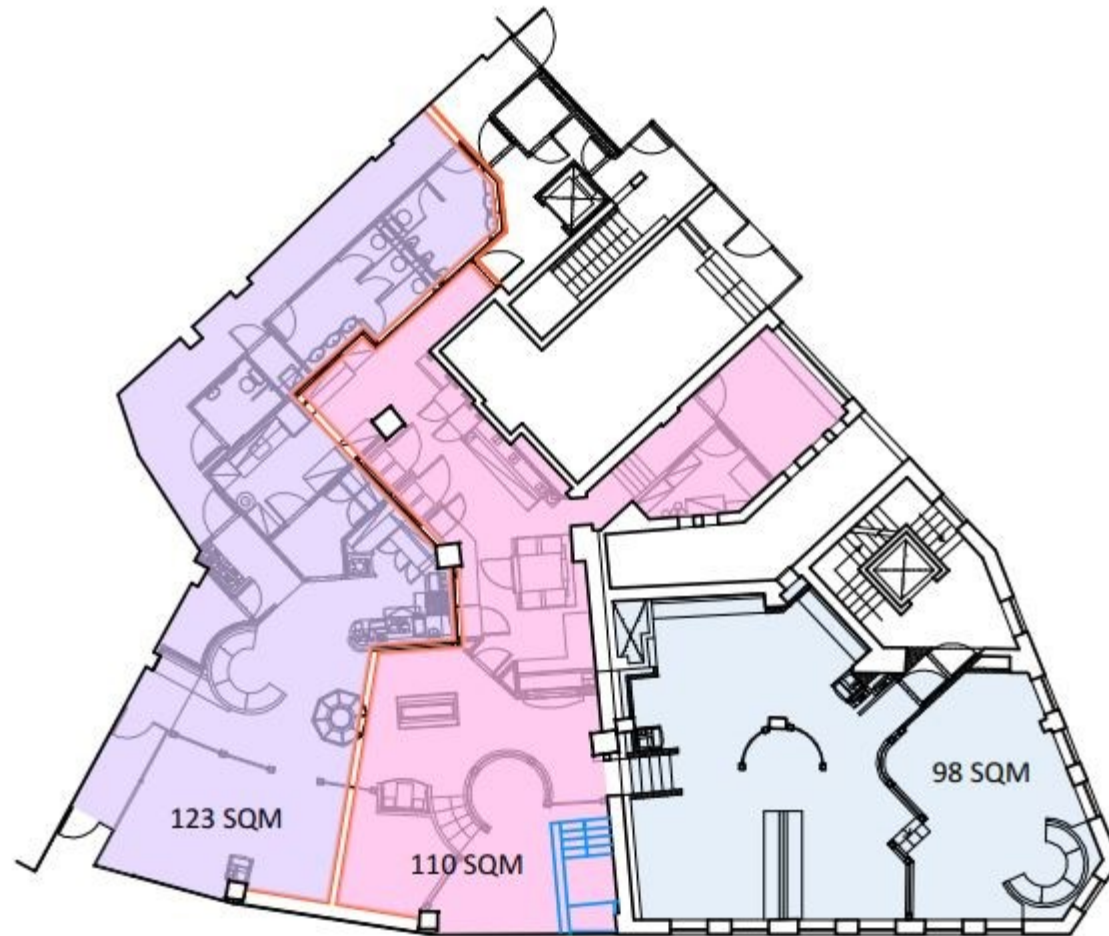
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Eightfold Property

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INDICATIVE PROPOSED LAYOUTS - GROUND + UPPER GROUND

This is a detailed street map of a commercial district in London, likely in the Covent Garden area. The map shows a network of streets including Regent Row, Dyke Road, and Queen Square. Buildings are outlined in black and labeled with their names or numbers. Key businesses and landmarks include Starbucks Coffee, Costa Coffee, Menta Marketing, and the Rialto Theatre. The map also shows various smaller businesses like cafes, shops, and a supermarket. A scale bar at the bottom indicates distances of 0, 25m, and 50m. A north arrow is located in the bottom right corner.

Streets and Roads:

- Regent Row
- Dyke Road
- Queen Square
- Imperial Arcade
- St. Martin's Lane
- St. James's Street
- St. John's Street
- St. Paul's Churchyard
- St. Martin's Church
- St. James's Church
- St. John's Church
- St. Paul's Church

Buildings and Businesses:

- Starbucks Coffee
- Costa Coffee
- Menta Marketing
- Rialto Theatre
- Imperial Arcade
- St. Martin's Lane
- St. James's Street
- St. John's Street
- St. Paul's Church
- St. Martin's Church
- St. James's Church
- St. John's Church
- St. Paul's Church

Scale and Orientation:

- Scale: 0, 25m, 50m
- North Arrow