



Fully Fitted Restaurant Premises With Alcohol Licence Available To Let

118-120 St Georges Road
Kemptown, Brighton, BN2 1EA

**Restaurant
TO LET**

3,001 sq ft
(278.80 sq m)

- Located in a prime position
- Ready for immediate occupation
- Fully fitted commercial kitchen
- Premium required, offers invited
- New Lease available

118-120 St Georges Road, Kempdown, Brighton, BN2 1EA

Summary

Available Size	3,001 sq ft
Rent	£35,000 per annum
Rateable Value	£44,750
Legal Fees	Each party to bear their own costs
EPC Rating	B (50)

Description

A rare opportunity to occupy this substantial restaurant premises located in a prominent and vibrant location with substantial corner frontage. The property comprises of ground and lower ground floor commercial trading with large rear garden. The ground floor comprises of a fully fitted bar, tiled flooring and free standing tables and chairs for circa 75 covers. A fully fitted commercial kitchen with full extraction system, stainless steel worktops, various cooking equipment plus preparation area can also be found on the ground floor. The lower ground floor is configured as a private function area with bar, w/c facilities and store rooms. The premises also benefits from an alcohol licence allowing the sale of alcohol between the hours of 12pm-12am.

Accommodation

The accommodation comprises the following approximate areas:

Description	sq ft	sq m
Ground Floor Restaurant	1,141	106
Ground Floor Office	71	6.60
Ground Floor Kitchen	511	47.47
Basement Staff Toilets	11	1.02
Basement Customer Toilets	161	14.96
Basement Internal Storage	524	48.68
Basement Function Area	582	54.07
Total	3,001	278.80

Location

The property occupies a prominent position in the heart of Kemp Town along St Georges Road where many other quirky independent retailers, cafes, restaurants, and bars can be found. Royal Sussex County Hospital and Brighton College are located to the North, while Brighton seafront is within walking distance to the South.

Viewings

Viewing by appointment through Graves Son & Pilcher or joint agent Eightfold Property on 01273 672 999.

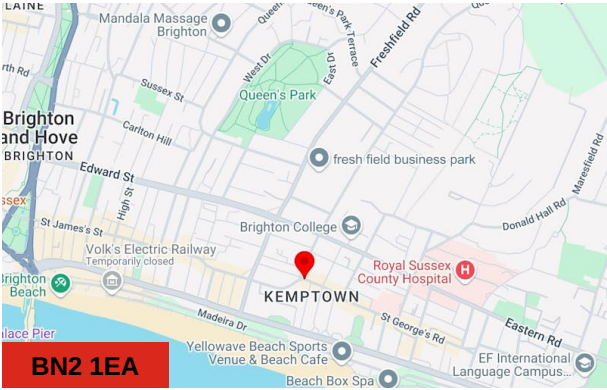
Terms

The property is available by way of a new effective FR&I lease for a term of 10 years, outside of the Landlord & Tenant Act 1954 with appropriate rent reviews throughout. Please note that break clauses will not be permitted, however tenants will have standard assignment clauses within the lease.

Please note that the grant of new lease will be subject to a simultaneous surrender of the existing lease. The new lease will be drawn up on similar terms to the existing lease (a full copy is available upon request to serious applicants).

Premium

A premium is required for the fixtures and fittings within the property – offers are invited once interested parties have inspected the property.



Viewing & Further Information



James Haywood
01273 321 123
jhb@gsp.uk.com



Erin Mann
01273 321 123
em@gsp.uk.com



Chelsea Adams
01273 267 226
CA@gsp.uk.com