



Seaside Restaurant

Brighton, BN1 1YA

Prime Fully Fitted Restaurant in Brighton

2,100 sq ft
(195.10 sq m)

- Large 85 Cover Restaurant
- All Laid out over Ground Floor
- Short Walk to the Seafront
- Full Kitchen Extraction Facilities
- Low Premium

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Summary

Available Size	2,100 sq ft
EPC Rating	Upon enquiry

Description

The premises is arranged entirely on the ground floor and seats approx. 85 covers comfortably. There is a fully fitted kitchen in situ with full extraction together with male and female toilets and ample storage facilities.

Location

Located on Middle Street in Brighton and is only a short walk away from the Seafront. There are many other restaurants and bars in the vicinity and footfall is good at all times of the day.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,100	195.10
Total	2,100	195.10

Tenure

An assignment of the existing lease which expires in May 2029, and is contracted inside the security provisions of the Landlord & Tenant Act 1954.

Rent

The current passing rent is £55,000 per annum exclusive.

Premium

Offers in the region of £50,000.

VAT

VAT may be applicable to the rent, premium and all other figures quoted.

Planning/Licence

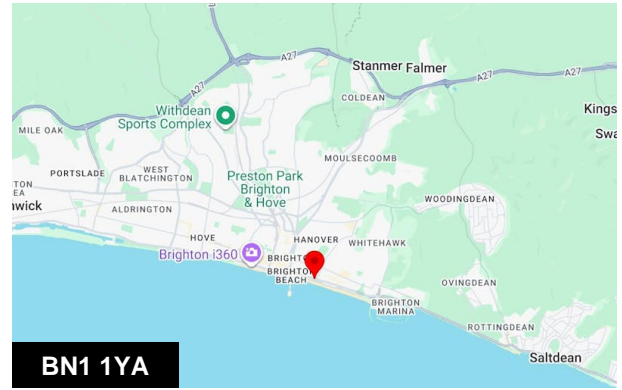
The premises benefit from E Class use and a premises licence is in place with the standard restaurant hours and conditions.

Confidentiality

Highly confidential and under no circumstances should a direct approach be made to staff as they are unaware of an impending sale.

Holding Deposit

A holding deposit will be required to secure the property which will allow a period of exclusivity and will be held in the CDG Leisure client account.



Viewing & Further Information



Salvatore Di Natale

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