cdg leisure
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Lease Assignment



West Street

Brighton, BN1

Prime Brighton High Street Restaurant

4,250 sq ft

(394.84 sq m)

- Prominent Corner Unit with Excellent Visibility
- Very High footfall at all times
- 120 Covers
- Full Kitchen Extraction
- Alcohol Licence in Place
- Close To Seafront

West Street, Brighton, BN1

Summary

Available Size	4,250 sq ft
EPC Rating	Upon enquiry

Description

The Restaurant is fully fitted out to a very good standard with a seating capacity of approximately 120 covers all on the ground floor together with a fully fitted kitchen with full extraction. There is also a 1st Floor which houses the customer and staff toilet facilities.

Location

The Restaurant is situated in a very central, busy part of Brighton, right in the heart of the city's entertainment and shopping district. The area has a lively, urban seaside atmosphere, with plenty of restaurants, bars, pubs, shops and tourist attractions within walking distance, and the seafront is approx. 5 minutes' walk away.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	4,000	371.61
1st - Custromer & Staff Toilets	250	23.23
Total	**4,250**	**394.84**

Tenure

A FRI lease which expires in March 2032 with 5 yearly rent reviews, and is contracted inside the security provisions of the Landlord & Tenant Act 1954.

Rent

£100,000 per annum exclusive.

Premium

Offers in the region of £75,000.

VAT

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

Planning/Licence

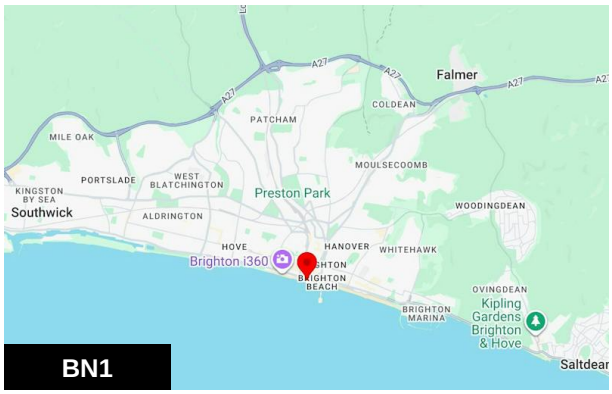
The premises benefit from E Class use and a premises licence is in place with the standard restaurant hours and conditions.

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



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