

**VERY WELL FITTED CORNER RESTAURANT PREMISES**

**LEASE & BUSINESS FOR SALE**

**105 Western Road, Brighton BN1 2AA**

**LOCATION:**

Situated on the corner of this terraced parade located between Bedford Place and Montpelier Road on Western Road, Brighton the main commercial thoroughfare linking Brighton & Hove. Nearby occupiers include Waitrose, Fox & Sons, TAJ, Leaders and Small Batch.

**DESCRIPTION:**

Imposing corner restaurant arranged over basement, ground and 1<sup>st</sup> floor. The ground floor provides a restaurant with return frontage and an impressive kitchen fitted to a high standard.

**ACCOMMODATION:**

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Net Frontage	18'7"	5.66 m
Return Frontage	30' 0"	9.14 m
Width	18'10"	5.74 m
Return Depth	29'8"	9.04 m
<u>Ground Floor</u>		
Restaurant Area	508 sq ft	47.19 sq m
Kitchen & Prep Area	552 sq ft	51.28 sq m
<u>Basement</u>		
3 Rooms	341 sq ft	31.68 sq m
Ladies/Gents WC's		
<u>First Floor</u>		
Restaurant	331 sq ft	30.75 sq m
Total	1,732 sq ft	160.9 sq m

**RENT:**

£29,500 per annum exclusive of rates, VAT and all other outgoings.

**LEASE:**

Assignment of existing Lease for a term of 15 years from September 2012 on an effective full repairing and insuring basis.

**PREMIUM:**

Premium offers are invited in the region of £99,950 for this valuable leasehold, fixtures and fittings with stock at valuation. A full inventory will be available to bona fide purchasers.



**SERVICE CHARGE:**

The Tenant shall pay on demand to the Landlord their proportion which is one third of costs incurred to common parts.

**RATES:**

**Rateable Value:** £27,000 UBR 49.1p (April 2019/2020).

**ENERGY PERFORMANCE CERTIFICATE:**

**Certificate Reference Number:** 0750-0339-7839-4692-9092

The energy efficiency rating for this property is D78

A full copy of the EPC can be viewed at:

[www.ndepcregister.com](http://www.ndepcregister.com)

**LEGAL COSTS:**

The ingoing Tenant to be responsible for both parties' reasonable legal costs as well as those incurred by the Landlord in this transaction

**VIEWING:**

By prior appointment through sole agents Carr and Priddle on **01273 208010**.

