

**2 ADJOINING UNITS
 TO LET**

**The Former Dyke Tavern, 218 Dyke Road, Brighton,
 BN1 5AA**

LOCATION:

The properties are situated in a prominent location on the corner of Dyke Road and Highcroft Villas opposite the Upper Drive. The parade in which the property is situated includes Milo's hairdressers, Oriental Kitchen and Okka Coffee. Also nearby are Caffyns Audi, BHASVIC, Cardinal Newman School & Sixth Form and an Esso and Tesco express. Regular bus services run past the property whilst Hove, Preston Park and Brighton stations are within walking distance.

DESCRIPTION:

Former pub premises that has been divided to create 2 units. The property was rebuilt in the 1880's in Tudor revival style and the units still benefit from many of the features throughout. The space has been recently refurbished and benefits from wood flooring throughout.

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
North West (corner) unit	1074 sq ft	99.78 sq m
South East unit	1137 sq ft	105.63 sq m
Kitchen to be added to one or other unit	556 sq ft	51.65 sq m

LEASE:

Available by way of new effective full repairing and insuring lease for a term of 10 years with provision for 5 yearly upward only rent reviews.

RENT:

North East Corner Unit £19,250 per annum
 South West Unit £20,600 per annum
 Kitchen £1,600 per annum
 All rents are exclusive of rent, rates, VAT and all other outgoings.



RATES:

Rateable Value: £28,750 UBR 47.9p (April 2017/2018). Please note the property will be reassessed following separation.

ENERGY PERFORMANCE CERTIFICATE:

An Energy Performance Certificate is not required as the property is currently listed.

PLANNING:

We are advised by our client that they previously made an application for A1 use by way of prior notification having more recently traded as a furniture shop.

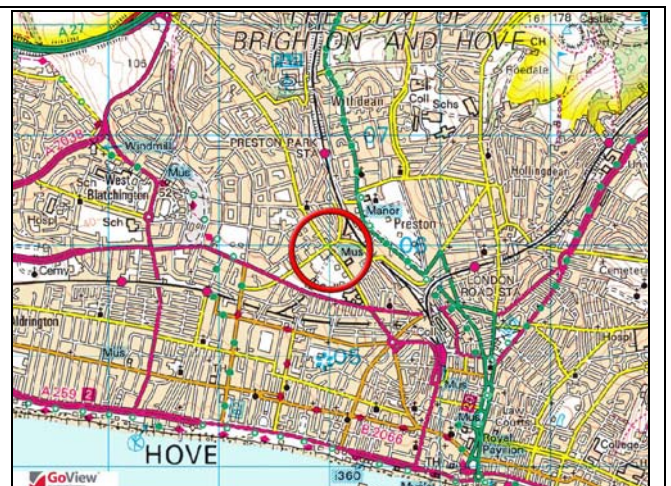
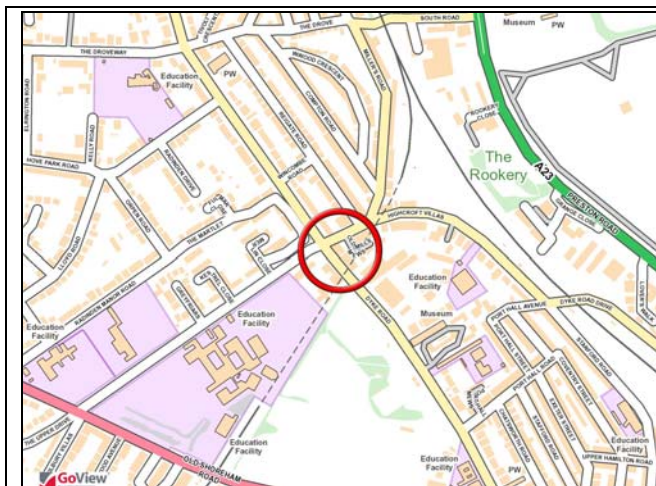
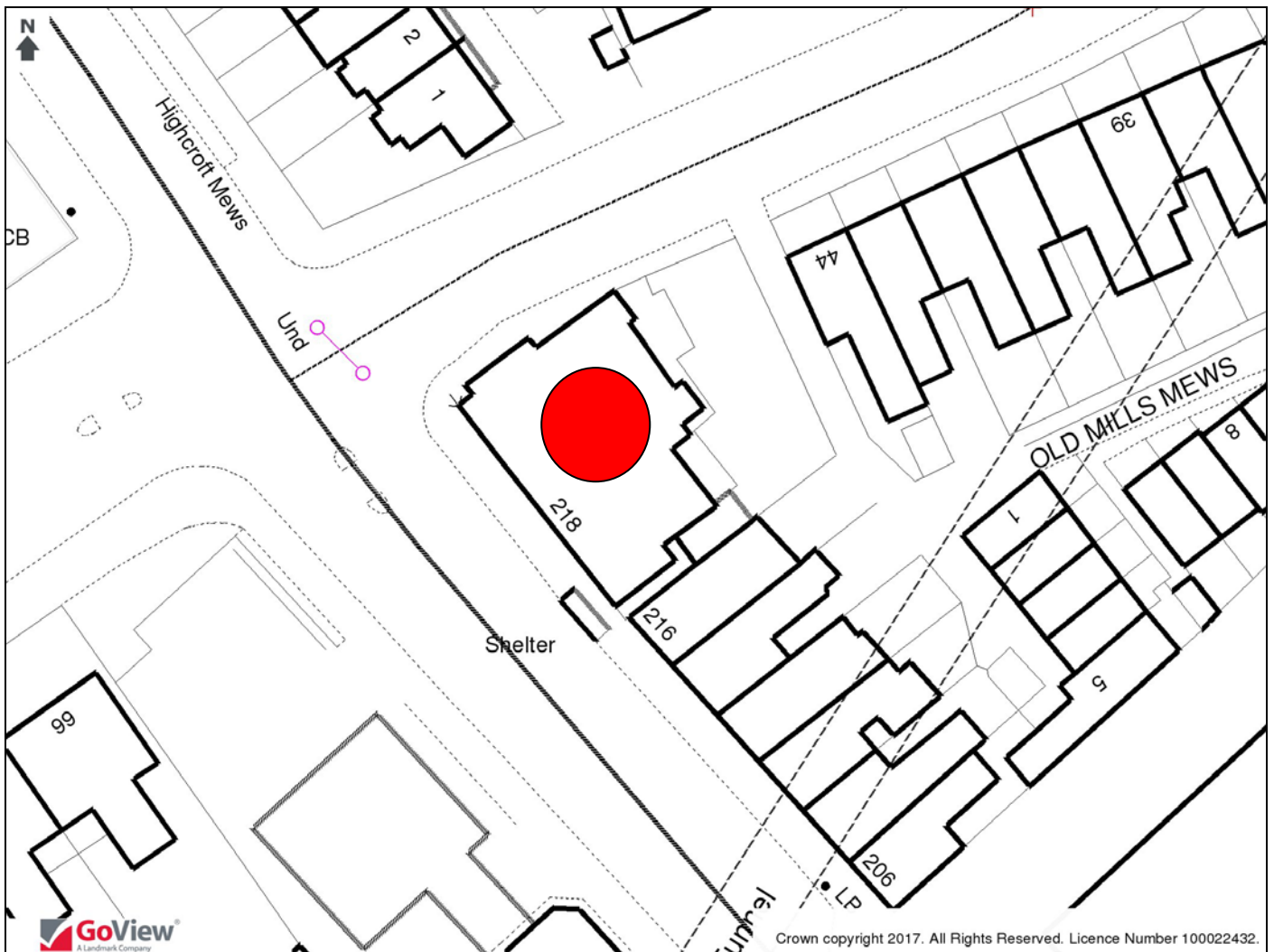
LEGAL COSTS:

The incoming tenant to make a contribution of £1000 plus VAT towards the Landlords legal costs. An undertaking to be provided prior to release of papers.

VIEWING:

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

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