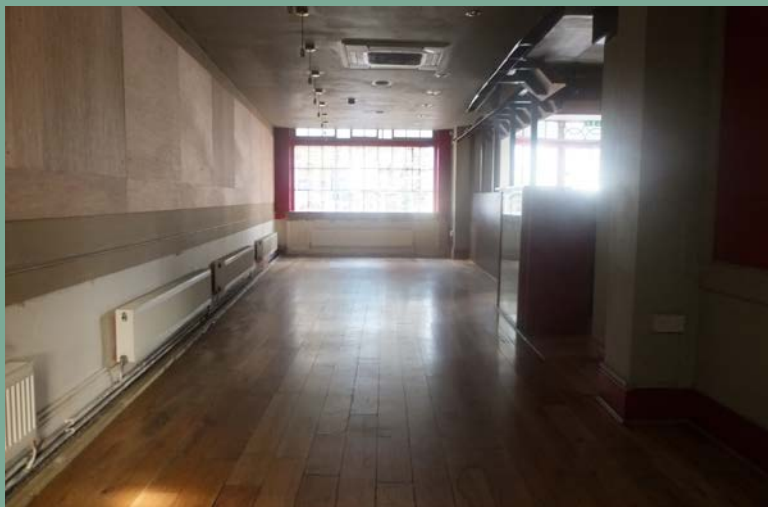


2-3 Little East Street, Brighton, BN1 1HT



# TO LET

## RETAIL

Restaurant arranged over ground and lower ground floors

Total size 131.33 sq m (1,413 sq ft)

## KEY FEATURES

- City centre location
- A3 consent with premises license
- Potential also for A1 and A2 uses
- Opposite car park
- New lease available
- No premium
- Large kitchen facilities



## Location

The property is situated on the eastern side of Little East Street, next to Quadrophenia Alleyway and near to Bartholomews.

Nearby occupiers include The Pipeline, Jurys Inn Brighton Waterfront, Brighton Town Hall & Gap Kids.

## Accommodation

The property comprises a 5 storey semi detached building located on a corner position.

The available accommodation is arranged over the lower ground and ground floors.

We have measured the existing accommodation to have the following approximate **Net Internal Areas**:

Lower ground floor	58.01 sq m (624 sq ft)
Ground floor	73.32 sq m (789 sq ft)
<b>Total</b>	<b>131.33 sq m (1,413 sq ft)</b>

## Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed and at a rent of £25,000 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

*NB You should be aware of the Code for Leasing Business Premises in England and Wales 2007. Details can be found at [www.leasebusinesspremises.co.uk](http://www.leasebusinesspremises.co.uk).*

## Planning

We understand that the premises benefit from A3 use within the Use Classes Order 1987 (as amended).

It is possible to therefore use the property for A1 (retail) and A2 (professional services) under Permitted Development.

There is also a premises license.

*Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues*

## EPC

C (59)

## Business Rates

Rateable value (2017 list):	TBC
UBR for year ending 31.03.20:	50.4p in the £
Rates payable 2019/2020:	TBC

*We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.*

## VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

## Legal Fees

Each party to bear their own legal costs incurred.

## Viewings

Strictly by appointment through the sole agents Flude Commercial incorporating Garner Wood.

Please contact: **Will Thomas**

Telephone: **01273 727070**

Email: **[w.thomas@flude.com](mailto:w.thomas@flude.com)**



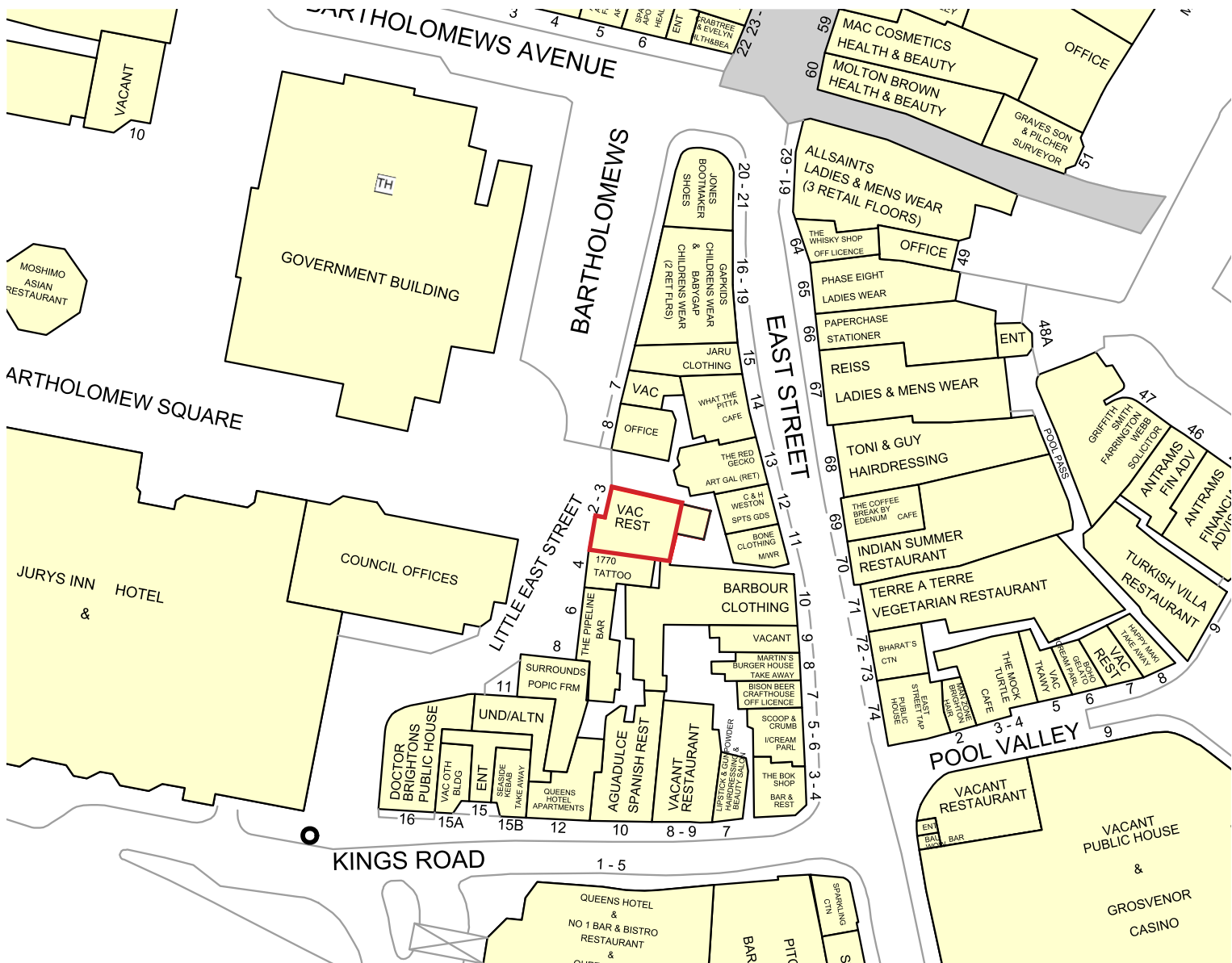
*Flude Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.*



# 2-3 Little East Street, Brighton, BN1 1HT



## Location Maps



Boundaries shown are for identification purposes only