



A3 (RESTAURANTS AND CAFES) / LEISURE / RESTAURANT / CAFE / RETAIL / HIGH STREET RETAIL / RETAIL - IN TOWN TO LET

## GROUND FLOOR

4-8 Dyke Road, Brighton, BN1 3FD

LEISURE/RESTAURANT/ RETAIL PREMISES TO LET  
IN PRIME CENTRAL BRIGHTON LOCATION

2,508 SQ FT

**Eightfold**  
property

Tel:01273 672 999  
Website:www.eightfold.agency

# Summary

|                       |                                                                                                |
|-----------------------|------------------------------------------------------------------------------------------------|
| <b>Available Size</b> | 2,508 sq ft                                                                                    |
| <b>Rent</b>           | £50,000 per annum exclusive of rates VAT & all other outgoings                                 |
| <b>Rates Payable</b>  | £22,455 per annum                                                                              |
| <b>Rateable Value</b> | £45,000                                                                                        |
| <b>Service Charge</b> | A service charge will be in place based on a fair proportion of expenditure to the building    |
| <b>VAT</b>            | Applicable                                                                                     |
| <b>Legal Fees</b>     | The incoming tenant to make a contribution of £1500 plus VAT towards the landlords legal costs |
| <b>EPC Rating</b>     | C (57)                                                                                         |

## Description

A large Class E unit arranged over ground floor level in a prime central location, suitable for a wide range of uses. The premises has extraction in place having previously traded as a restaurant. An additional basement space is available at an additional charge, please ask for further information

## Location

Situated in the city centre forming part of an prominent building near the clocktower and Churchill Square shopping centre, with bus and rail links, a taxi rank and multi-story car park within walking distance. The property is a short walk from Brighton seafront and the Lanes with its abundance of shops and restaurants. Nearby operators include Starbucks, Home Sense, Superdry, Marks & Spencer, Metro Bank, O2, Burger King & Boots.

## Accommodation

The accommodation comprises of the following

| Name         | sq ft        | sq m       |
|--------------|--------------|------------|
| Ground       | 2,508        | 233        |
| <b>Total</b> | <b>2,508</b> | <b>233</b> |

## Terms

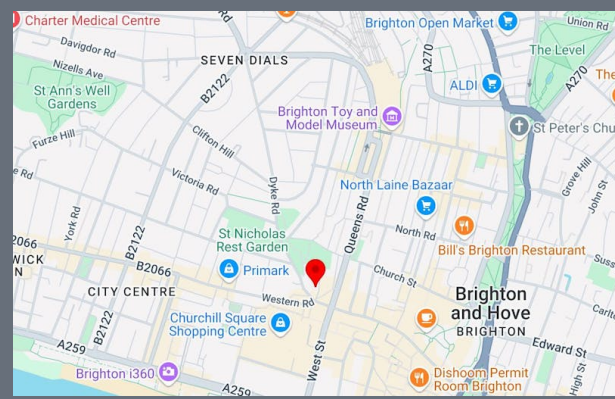
The property is available to let by way of an effective new full repairing and insuring lease for a minimum term of 5 years exclusive of rates, service charge, VAT & all other outgoings.

## Planning

It is our understanding that the property benefits from Class E planning consent under The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. Interested parties should make their own planning enquiries relating to their proposed use of the property.

## AML

Interested parties will be required to provide anti money laundering documents as in accordance with regulations.



## Get in touch

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max@eightfold.agency

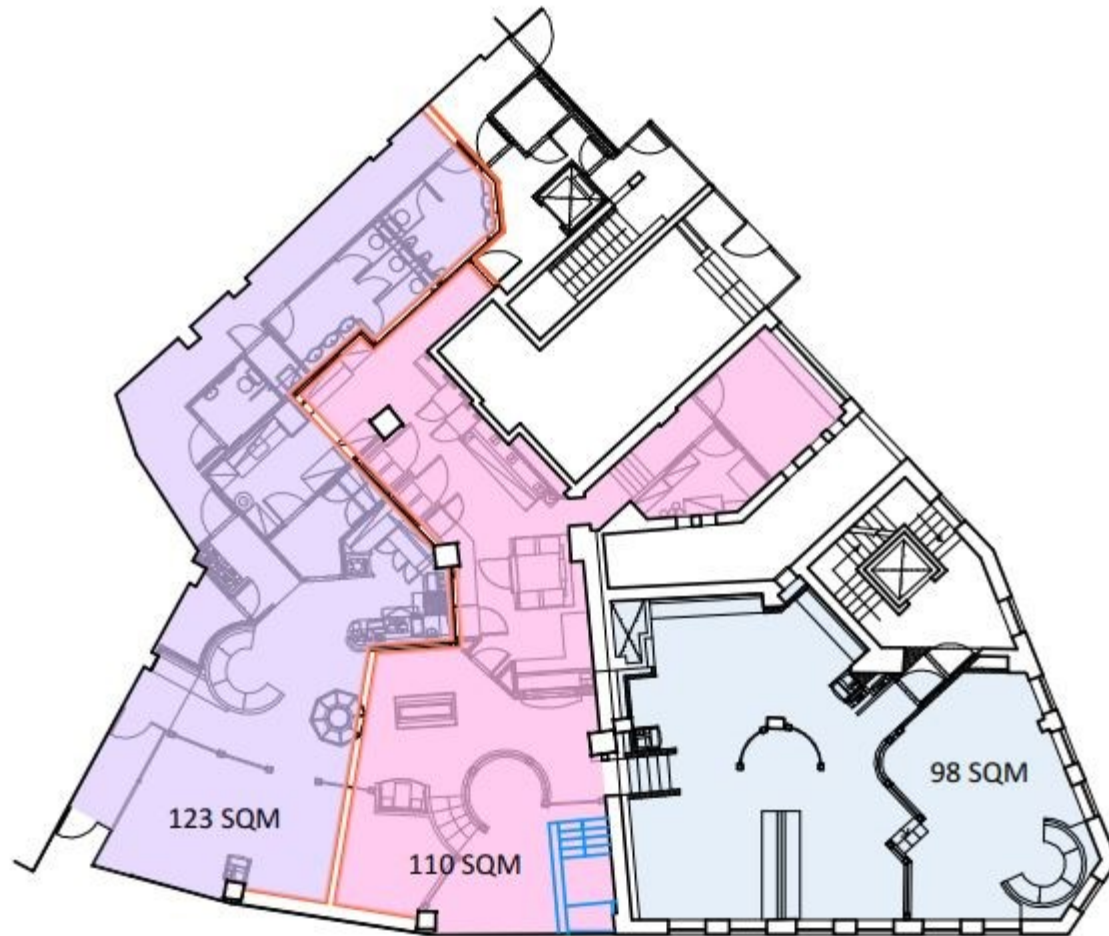
**James Hawley**

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## Eightfold Property

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**INDICATIVE PROPOSED LAYOUTS - GROUND + UPPER GROUND**

Basement 1 Queen Square/ 2 Dyke Road Brighton, BN1

