

CENTRAL BRIGHTON RESTAURANT PREMISES
12AM LICENCE WITH FOOD
FIRST AND SECOND FLOOR STORAGE
LEASE FOR SALE



53 MEETING HOUSE LANE
BRIGHTON
BN1 1HB

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LOCATION

The property is situated at the entrance to Meeting House Lane which is part of the popular South Lanes. Nearby retailers include The Mesmerist, Zizzi's, Food for Friends, Costa Coffee and many other major retailers.

ACCOMMODATION

The premises comprise ground floor restaurant premises, limited head height basement and first and second floor storage arranged as follows:

RESTAURANT**427 sq ft**

- 25-30 COVERS
- Alcohol Licence 12am with food
- Extraction
- DFF
- 2 x Fridge
- SS Worktops
- SS Servery Counter top
- Wine Display Fridge
- CCTV
- Alarm



STORE/PREP **62 sq ft**

- Mini Rational Oven
- Dishwasher
- Double SSS

**BASEMENT** **120 sq ft**

- Restricted Head Height

FIRST FLOOR**STORE/KITCHEN** **51 sq ft****STORE/LOUNGE** **112 sq ft****SECOND FLOOR****BATHROOM** **52 sq ft****STORE/BEDROOM** **92 sq ft**

- Loft storage with ladder

TENURE

Leasehold

LEASEAssignment of 20 year lease from 2008
(possibility of a new lease from the council)**RENT**

£23,000 per annum exclusive

PREMIUM

OIRO £75,000 for the benefit of the lease, licence, fixtures and fittings.

**UNIFORM
BUSINESS RATES**

Description: **Restaurant and Premises**
Rateable Value: £13,750

VAT

VAT is not chargeable on the terms quoted

LEGAL FEES

Incoming tenant to bear both parties legal costs

VIEWING

Strictly via a prior appointment through sole agent:
Tom Graves Prop Ltd
Tel: 01273 233333