



**LEASE FOR SALE IN PRIME LOCATION
E CLASS RESTAURANT UNIT
62 NORTH STREET BRIGHTON BN1 1RH**



Location

Brighton seafront is only a few minutes walk (0.3 miles, 5 mins) and Churchill Square Shopping Centre is nearby (0.1 miles, 3 mins) with 1,600 car spaces. Brighton station with regular trains to London Victoria is 0.4 miles (9 mins).

62 North Street situated in a prime high footfall location in the city centre, at the western end of North Street close to the Clock Tower junction with West Street and Queens Road

Nearby occupiers include Itsu, Burger King, TUI, Ryman's, Sainsburys Local, Superdry, Boots, Slim Chickens, Popeyes, Holland & Barrett and Sports Direct.

Description

Ground floor restaurant unit refitted in late 2021 and benefits from air-conditioning, fitted kitchen, wood flooring, display lighting and electric security shutter.

At basement level there is a walk in freezer, storage and rear staff area.

Accommodation

Net Frontage	15'10"	4.82 m
Ground Floor Disabled WC	768 sq ft	71.4 sq m
Basement WC	576 sq ft	53.5 sq m

Lease

An assignment of the existing lease dated 13th September 2021 for a term of 15 years, expiry 12th September 2036. There are five yearly tenant only break options and an upward only rent review on 13th September 2031.

Rent

£50,000 per annum exclusive.

Premium

Offers in the region of £30,000 for the lease, fixtures and fittings.

Business Rates

Rateable Value: £45,000 (April 2023/24).

EPC

Certificate No: 0870-0731-9019-4299-1092

The energy efficiency rating for the property is 106 E. Valid until Nov 2029

A full copy of the EPC can be viewed at:
www.ndepcregister.com



Legal Costs

Each party to be responsible for their own legal costs.

VAT

We are advised that VAT is payable on the rental outgoings.

Viewing & further info

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