

Rent Reduction



TO LET

36 East Street
Brighton, East Sussex BN1 1HL



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Key Features

- Centrally located A3 premises with outside seating
- Close to the sea front, The Royal Pavilion, the new Hannington Lane scheme
- Immediately ready to operate with fully fitted kitchen and dining area
- No premium required
- Premises license

Location

The property is located in the heart of the city centre in the prestigious shopping area of East Street within the historic Lanes and just a couple of minutes' walk from the seafront. Churchill Square shopping centre and Brighton Station are within easy walking distance. Near by occupiers include English's Seafood restaurant, Donatello, Giggling Squid, The Breakfast Club and The Sussex Arms.

Location pin (what3words) : [///inform.estate.case](https://inform.estate.case)
<https://what3words.com/inform.estate.case>





Description & Accommodation

Ground floor

Glazed entrance area - The property is accessed via the patio fronting East Street. Customers access a fully glazed area, quarry tiled with a selection of display cabinets and high tables with high backed stools. This area could be populated with further tables and chairs creating an 'indoor/outdoor' dining/café space for circa 16 covers.

Raised ground floor

Original tiled steps lead from the glazed area to the main reception/café/restaurant. Wood flooring throughout, tables and chairs for 20 plus diners.

Main servery

Bar counter with display cabinets, fridges, prep areas. Hot/cold electric hoists to all floors.

Lower ground floor

Steps lead down to half landing and customer toilet. Fully tiled modern facility. Further steps lead to the basement.

Catering kitchen - located on the lower ground, the facility is equipped with a range of catering equipment, work surfaces and professional extraction. Range of fridges and prep areas adequate for café/restaurant. There is a separate entrance which leads up to the front for deliveries directly to the kitchen.

First floor/second floor

The upper floors are furnished en suite with tables and chairs, waiters stations and electric hoists with w.c. Laminate flooring

and modern fit out providing a combined number of covers at circa 40 covers dependent upon design and layout.

Third floor

Ancillary accommodation to include staff w.c, office and stores.

External - Customer patio - by way of an annual pavement licence the property has the use of the main area directly to the front of the property with the ability to trade all year round if required by the tenant. The licence allows for 8 x 4 metres of external area to be covered by 8 tables with 4 chairs at each with 2 large parasols and breeze screens.

To the rear of the property there is a fire exit.

The property has the following approximate NIA:

Area	Sq Ft	Sq M
Lower ground floor	353 sq ft	32.84 sq m
Ground floor	698 sq ft	64.84 sq m
First floor	298 sq ft	27.66 sq m
Second floor	298 sq ft	27.66 sq m
Third floor	156 sq ft	14.49 sq m
Total	1,803 sq ft	167.46 sq m

EPC

We understand the property to have an EPC rating of D.



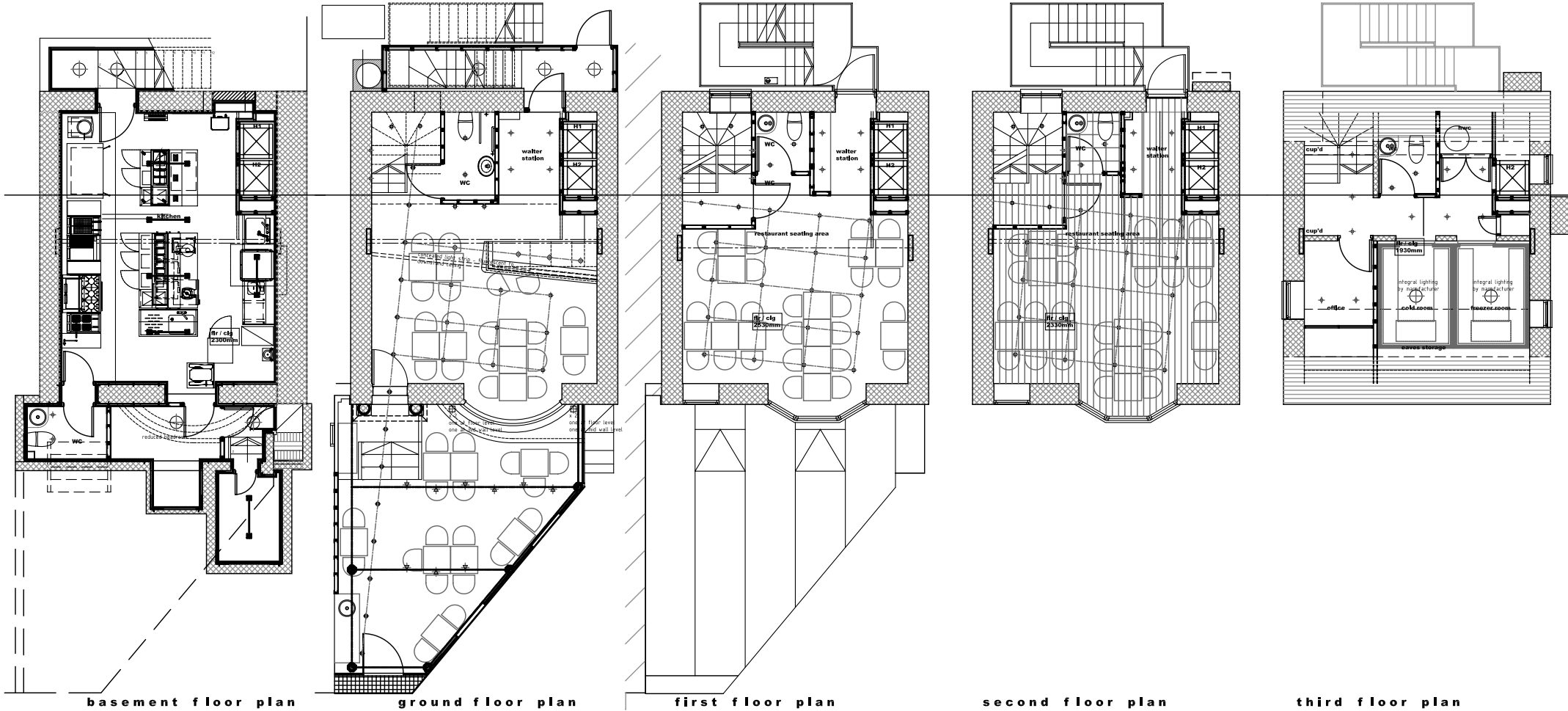
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Brighton Central







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Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

The property also benefits from a premises license.

Rateable Value

Ratable Value 2023: £64,500.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

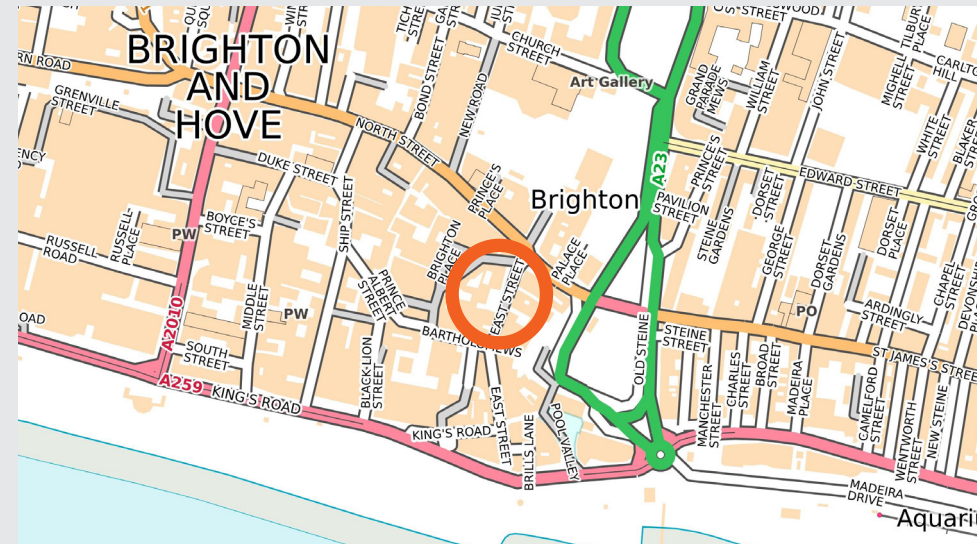
Terms

The property will be available by way of a new effective full repairing and insuring lease for a term, with a rent in the region of £49,500 exclusive of rates, building insurance, service charge, heating, lighting etc.

Legal Fees & VAT

Each party to bear their own legal costs incurred.

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



Further Information

Please contact the sole agents at Flude Property Consultants:

Will Thomas
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01273 727070

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.

