



46 West Street
Brighton, East Sussex BN1 2RA

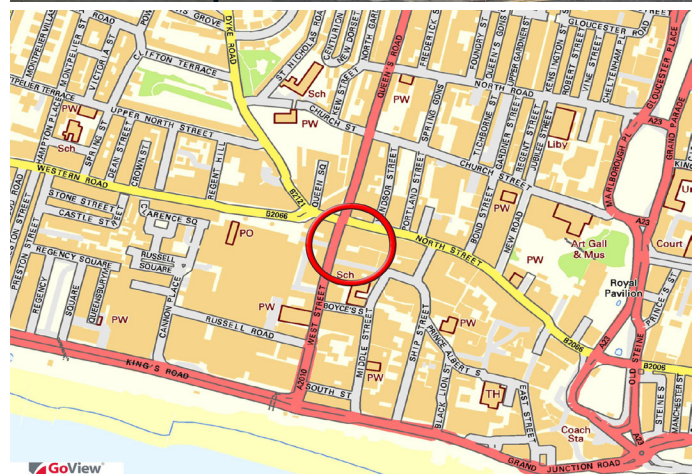
TO LET

CITY CENTRE RESTAURANT / TAKEAWAY PREMISES

Ground floor 173.08 sq m (1,863 sq ft)

Key Features:

- Located in sought after West Street area
- Situated in a high footfall area
- Available now
- Within walking distance of Brighton Station and Brighton Seafront
- No premium
- Rent £52,000 per annum





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Location

Located in prime city centre position on West Street in Brighton next door to ITSU with other nearby occupiers including Slim Chickens, Tortilla & Popeyes, Boots, Waterstones and only a short walk to Churchill Square Shopping Centre.

West Street is the main route to the seafront promenade and leading up to Queens Road and Brighton central train station.

Accommodation

The property comprises of an open plan restaurant / takeaway premises in a prime position on West Street Brighton. The property is fully fitted with extraction system and stainless steel canopy.

In addition to the ground floor space is lower ground floor W.C's and storage space

The property has the following approximate **Net Internal Areas (NIA)**:

Floor	Sq Ft	Sq M
Ground - Retail / Restaurant floor	1,013.59 sq ft	94.17 sq m
Lower Ground / Storage	850 sq ft	78.97 sq m
Total	1,863 sq ft	173.08 sq m

EPC

We understand the property to have an EPC rating of C (74).

Terms

Available on a new FRI lease with terms to be agreed and asking rental of £52,000 per annum exclusive.

Business Rates

Rateable Value (2023): £42,500.

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

VAT & Legal Fees

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

Each party to bear their own legal costs incurred.

Flude Property Consultants 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 Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

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.

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.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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