



**First Floor, 22-23 Sydney Street
Brighton BN1 4EN**

TO LET

**SELF CONTAINED
OPEN PLAN RESTAURANT**
83.98 SQ M (904 SQ FT)

Key Features:

- Highly sought after North Laine location
- Restaurant opportunity
- Area of high footfall and home to numerous boutiques, independent shops & cafés
- Full Extraction in place
- Premium - offers invited
- Rent £25,000 per annum





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Location

The subject property is situated on the western side of Sydney Street in the popular North Laine shopping district of Brighton city centre, just to the south of its junction with Trafalgar Street.

Accommodation

The premises comprises a 2-storey building and the first floor premises can be accessed via a separate street-level entrance to the northern side of the ground floor shop unit and an internal staircase.

The staircase provides access to a self-contained open-plan restaurant area, with a storeroom at the rear, and separate male and female WCs.

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

Floor	Sq Ft	Sq M
First Floor	904	83.98

EPC

D (90)

Planning

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.

Terms

The property is available to let by way of a lease assignment. The lease is for a term of 12 years from 1st May 2020 with a passing rent of £25,000 per annum.

The rent is exclusive of rates, buildings insurance and any other costs. There is a tenant only rolling 6 months break option and rent reviews every 3 years.

The lease is contracted outside the Landlord & Tenant Act.

Premium - offers invited

Business Rates

Rateable Value: £15,750

VAT & Legal Fees

Rents and Prices are quoted exclusive of but maybe 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 sole agents Flude Property Consultants:

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Flude
PROPERTY CONSULTANTS





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