



**46 West Street**  
Brighton, BN1 2RA

**TO LET - Prime City Centre  
Restaurant/ Takeaway  
Premises  
Rental £52,000 PA**

**1,863 sq ft**  
(173.08 sq m)

- New Lease
- No Premium
- Available Now

# 46 West Street, Brighton, BN1 2RA

## Summary

<b>Available Size</b>	1,863 sq ft
<b>Rent</b>	£4,333.33 per month
<b>Rates Payable</b>	£15,104 per annum
<b>Rateable Value</b>	£29,500
<b>Service Charge</b>	N/A
<b>Car Parking</b>	N/A
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	C (74)

## Description

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.

## 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 accommodation comprises the following areas:

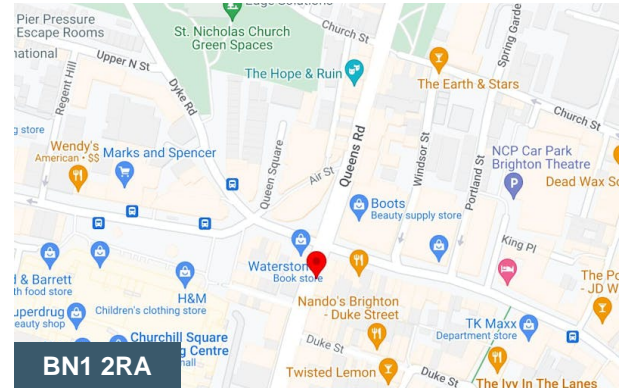
Name	sq ft	sq m
Ground - Retail / Restaurant	1,013.59	94.17
Lower Ground - Storage	850	78.97
<b>Total</b>	<b>1,863.59</b>	<b>173.14</b>

## Viewings

Viewings can be arranged via the landlords Sole Agent Newlands Property.

## Terms

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



## Viewing & Further Information



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