



**58 London Road**

Brighton, BN1 4JE

**TO LET - Retail / Restaurant  
Space  
Rental £50,000 Per Annum**

**1,250 sq ft**  
(116.13 sq m)

- No Premium
- Great Frontage
- New Lease

# 58 London Road, Brighton, BN1 4JE

## Summary

<b>Available Size</b>	1,250 sq ft
<b>Rent</b>	£4,166.66 per month
<b>Business Rates</b>	To be reassessed following seperation works.
<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>	EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Description

The premises is arranged as an open plan retail space with excellent ceiling height, with raised rear area, there is also space for extraction system for any restaurant operators. The unit will be finished to a white box standard to hand over for tenant fit out.

## Location

The property is located on the eastern side of London Road just to the south of Preston Circus in a commercial thoroughfare. An established trading location with variety of both local and multiple retailers are represented.

Other retailers within London Road include, Domino's Pizza, Taco Bell, Starbucks, Nando's, W H Smith, Ladbrokes, Costa Coffee, Duke of York picture house and numerous pubs and restaurants

## Accommodation

The accommodation comprises the following areas:

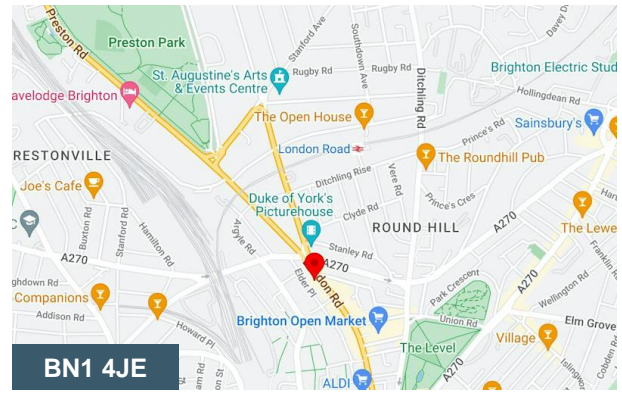
Name	sq ft	sq m
Ground	1,250	116.13
<b>Total</b>	<b>1,250</b>	<b>116.13</b>

## Viewings

Viewings can be arranged via the Landlords Agent - Newlands Property

## Terms

Available on a new FRI lease with terms to be agreed and asking rental of £50,000 per annum exclusive.



## Viewing & Further Information



**Richard Lowrey**

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