



13 York Place
Brighton, BN1 4GU

**TO LET - Catering -
Takeaway Premises
Rental £27,500 PAX**

633 sq ft
(58.81 sq m)

- Available on New Lease
- No Premium
- High Footfall

Summary

Available Size	633 sq ft
Rent	£2,291.66 per month
Rates Payable	£5,613.75 per annum Unit should be eligible for rates relief, please check with B&H city council
Rateable Value	£11,250
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (53)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	633	58.81
Total	633	58.81

Description

The property comprises of a ground floor restaurant / takeaway premises but would suit other uses (STPC) there is excellent shop front window, with seating area and kitchen to the rear with extraction system already fitted.

Location

The property is located on the West side of York Place, with high level of footfall, London Road is a short distance from the property with the North Laine area and Brighton Station to the north.

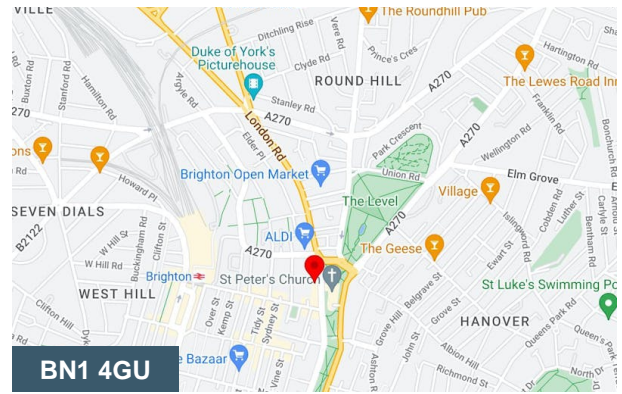
Terms

The property is available on a new FRI lease with terms to be agreed, asking rental of £27,500 per annum exclusive.

Disclaimer In accordance with the estate agency act 1979 we advise that the Landlord of this property has a connection with Newlands Property, for more information please contact our agency.

Viewings

Viewings can be arranged via Landlords Sole Agent - Newlands Property



Viewing & Further Information



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