



48 West Street

Brighton, BN1 2RA

**TO LET - Late Licenced
Restaurant/ Shisha Bar
Rental £80,000 PAX
Premium £150,000**

3,095 sq ft
(287.53 sq m)

- Late Licence till 5am
- 2nd Floor Shisha Bar Use
- New Lease

48 West Street, Brighton, BN1 2RA

Summary

Available Size	3,095 sq ft
Rent	£5,000 per month
Rates Payable	£24,570 per annum
Rateable Value	£45,000
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B (48)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Basement	330	30.66
Ground	1,162	107.95
1st	710	65.96
2nd	893	82.96
Total	3,095	287.53

Description

The premises is arranged over several floors with LGF kitchen area, ground floor bar and seating area along with additional bar and seating area at first floor with dumbwaiter installed along with 2nd floor seating area arranged for Shisha bar use. The late licence for sale of Alcohol till 4.30am offers a great opportunity for someone with no other premises nearby having this.

Location

The property is located on the East side of West Street, in one of the busiest areas within the city centre. There is a high level of footfall and passing trade seven days a week day and night, with Churchill Square just across the road and Brighton central station a short walk away.

Terms

The property is available on a new FRI lease with terms to be agreed, asking rental of £80,000pax with premium for fixtures/ fittings and highly valuable late licence of £150,000.

Viewings

Viewings can be arranged via Sole Agents - Newlands Property



Viewing & Further Information



Richard Lowrey

01273-779777 | 07725-723021

richard@newlandsproperty.com