



45-46 North Street  
Brighton, East Sussex BN1 1RH

**TO LET**

## LARGE RESTAURANT PREMISES

Size 232.70 sq m / 2,505 sq ft

### Key Features:

- Arranged over the ground floor
- Fully fitted restaurant with extraction
- Situated in city centre in prime retail location
- Close to Churchill Square shopping centre
- Major thoroughfare, with high levels of foot fall
- No premium
- Close to Burger King, Popeye's, German Doner Kebab and Sports Direct
- Rent £100,000 per annum exclusive





45-46 North Street  
Brighton, East Sussex BN1 1RH



## Location

The property is situated in the heart of the city centre in the main commercial district and within a five minute walk of Churchill Square Shopping Centre and Western Road, one of the main shopping thoroughfares in Brighton. North Street itself is a busy pedestrian and vehicular thoroughfare providing access into the city centre and is well served by numerous bus and taxi services. The Royal Pavilion and the seafront are within easy walking distance, whilst Brighton Station is within a few minutes' walk to the north.

Location pin (what3words) : member.popped.then  
<https://what3words.com/member.popped.then>

## Accommodation

The property is arranged over the ground and lower ground floor restaurant premises in centre of Brighton, fully fitted property.

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

Floor	Sq Ft	Sq M
Ground	1,538 sq ft	142.85 sq m
Lower ground	967 sq ft	89.85 sq m
<b>Total</b>	<b>2,505 sq ft</b>	<b>232.70 sq m</b>

## EPC

We understand the property to have an EPC rating of D(go).

## Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. 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 new full repairing and insuring lease for a term to be agreed at a commencing rent of £100,000 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

## Business Rates

Rateable Value (2023): £68,000.

## VAT & Legal Fees

Rents and prices are quoted exclusive of, but may be subject to VAT.

Each party to bear their own legal costs incurred.



**45-46 North Street**  
Brighton, East Sussex BN1 1RH



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 the sole agents Flude Property Consultants:

**Will Thomas**

[w.thomas@flude.com](mailto:w.thomas@flude.com)

**01273 727070**

[www.flude.com](http://www.flude.com)

**Aaron Lees**

[a.lees@flude.com](mailto:a.lees@flude.com)

**01273 727070**

[www.flude.com](http://www.flude.com)





45-46 North Street  
Brighton, East Sussex BN1 1RH



Brighton Central



50 metres

Experian Goad Plan Created: 05/07/2023  
Created By: Flude Property Consultants

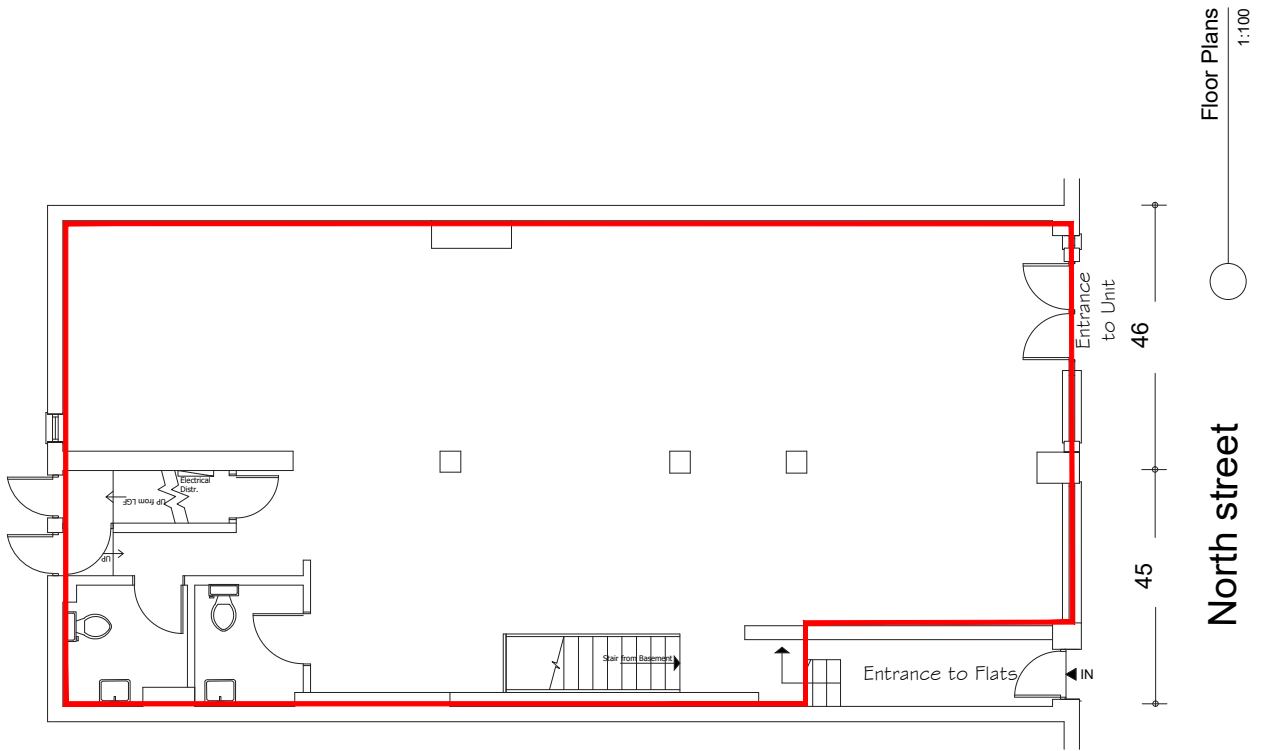


Copyright and confidentiality Experian, 2022. © Crown copyright and database rights 2022. OS 100019885

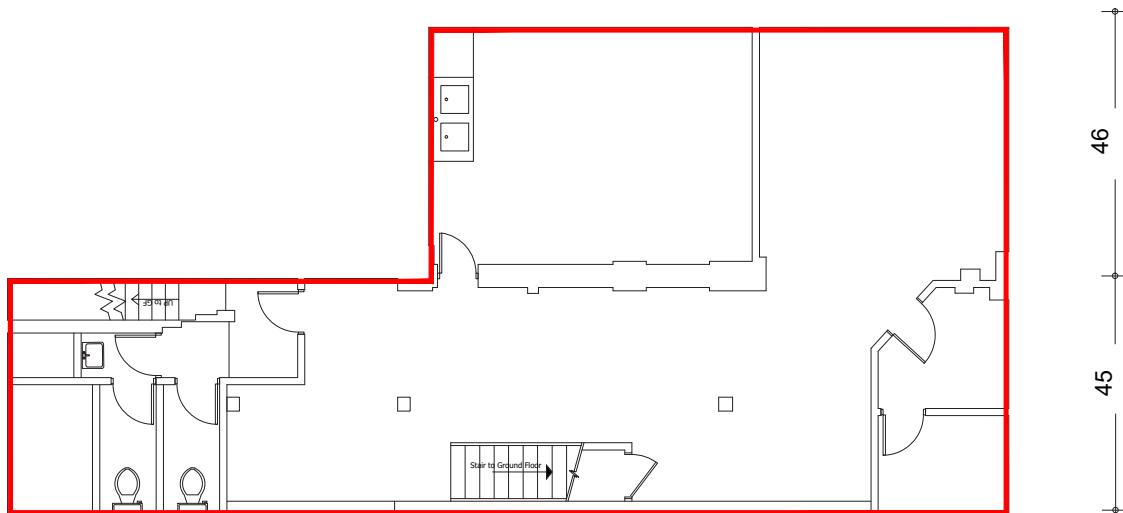
For more information on our products and services:  
[www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011



45-46 North Street  
Brighton, East Sussex BN1 1RH



GF Plan



LGF Plan

