

MAKING  
PROPERTY  
WORK  
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SHW

58

Eastern Eye

AUTHENTIC INDIAN CUISINE & COCKTAIL BAR

COLLISON  
Opticians

NHS  
Providing NHS services  
01273 682925  
info@thcollison.co.uk

FISH & CHIPS STA

01273 757557

Traditional Fish & C

Traditional Fish & C  
Delivery & Collection

01273 757557



**TO LET**  
**IMPRESSIVE E-CLASS PREMISES**  
**PROMINENT LOCATION – 865 SQ FT (80.36 SQ M)**  
**58, London Road, Brighton, BN1 4JE**

**DESCRIPTION**

The property comprises a large open plan ground floor dining area, fully fitted kitchen, storage and W/C facilities. The restaurant benefits from a large glass frontage providing excellent natural light into the ground floor dining area with additional roof lights to the rear of the property. There is additional access provided at the rear of the building from Elder Place.

**LOCATION**

The property is situated in a prominent centre position of a busy parade in the heart of London Road. A short walk from Brighton station and Preston Park, London Road is an area that receives high footfall from residents, commuters and students. Nearby occupiers include Fatto A Mano, Kaspas, Dominos Pizza, Costa Coffee and Betfred.

**ACCOMMODATION**

	SQ FT	SQ M
Ground floor	865	80.36
<b>TOTAL</b>	<b>865</b>	<b>80.36</b>

**AMENITIES / OPPORTUNITY**

- Impressive glass frontage
- Fully fitted kitchen
- Large two tier dining area with roof lights
- Nearby occupiers include Fatto A Mano, Kaspas, Dominos Pizza, Costa Coffee, and Betfred.

**RENT**

A new lease is available at a commencing rental of £50,000 Per annum exclusive, subject to rent reviews at the appropriate intervals.

**RATES**

Effective April 2023 the rateable value of the premises is £36,750.

**VAT**

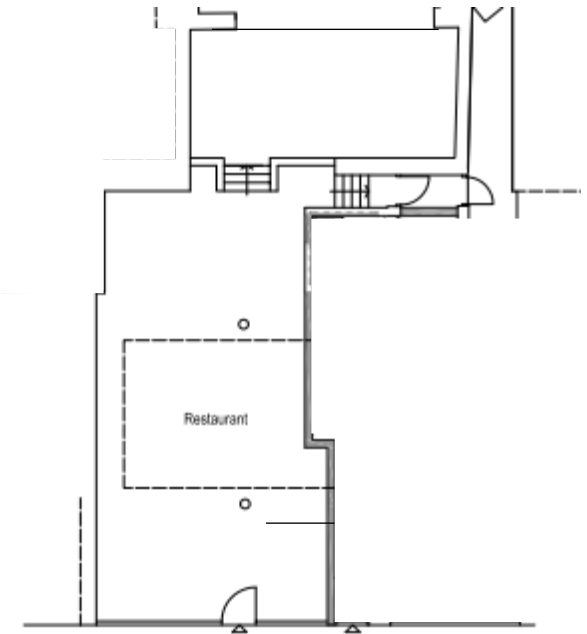
VAT may be chargeable on the terms quoted.

**LEGAL COSTS**

Each party to bare their own legal costs.

**EPC**

The property has an EPC rating of E.



Ground Floor Plan @1:100



**VIEWINGS – 01273 876200**

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