

**MAKING
PROPERTY
WORK**

SHW

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TO LET

PRIME RETURN FRONTAGE CLASS E UNIT - LEASE AVAILABLE

720 SQ FT (66.9 SQ M)

16 Old Steine, Brighton, East Sussex, BN1 1EL

LOCATION

The property is situated in a highly prominent position on the corner of St James's Street and Old Steine. Opposite Sainsburys Local, close to the Royal Pavilion and Palace Pier / Seafront the property receives a high amount of footfall. Nearby occupiers include VIP Pizza, Red Roaster, Down To Earth Coffee, Sainsburys Local and Morrisons.

DESCRIPTION

The space is configured as ground floor seating area with counter and preparation / storage to the rear of the shop. The premises has undergone an extensive fit out and therefore presents well in its current condition. The sales area is currently arranged to accommodate approximately 20 covers.

FLOOR AREAS

GROUND FLOOR	720 FT ²	66.9 M ²
TOTAL AREA	720 FT ²	66.9 M ²

RENT

The premises are held on an effective full repairing and insuring lease by way of service charge, for a term of 15 years from 28th February 2014 at a passing rent of £37,000 per annum exclusive.

RATES

Effective April 2023, the rateable value is £27,000. For further information on rates payable please get in touch.

VAT

VAT is chargeable on the terms quoted

LEGAL COSTS

Each party is to be responsible for their own legal fees incurred in the transaction.

EPC

An EPC will be made available shortly.



VIEWINGS – 01273 876200

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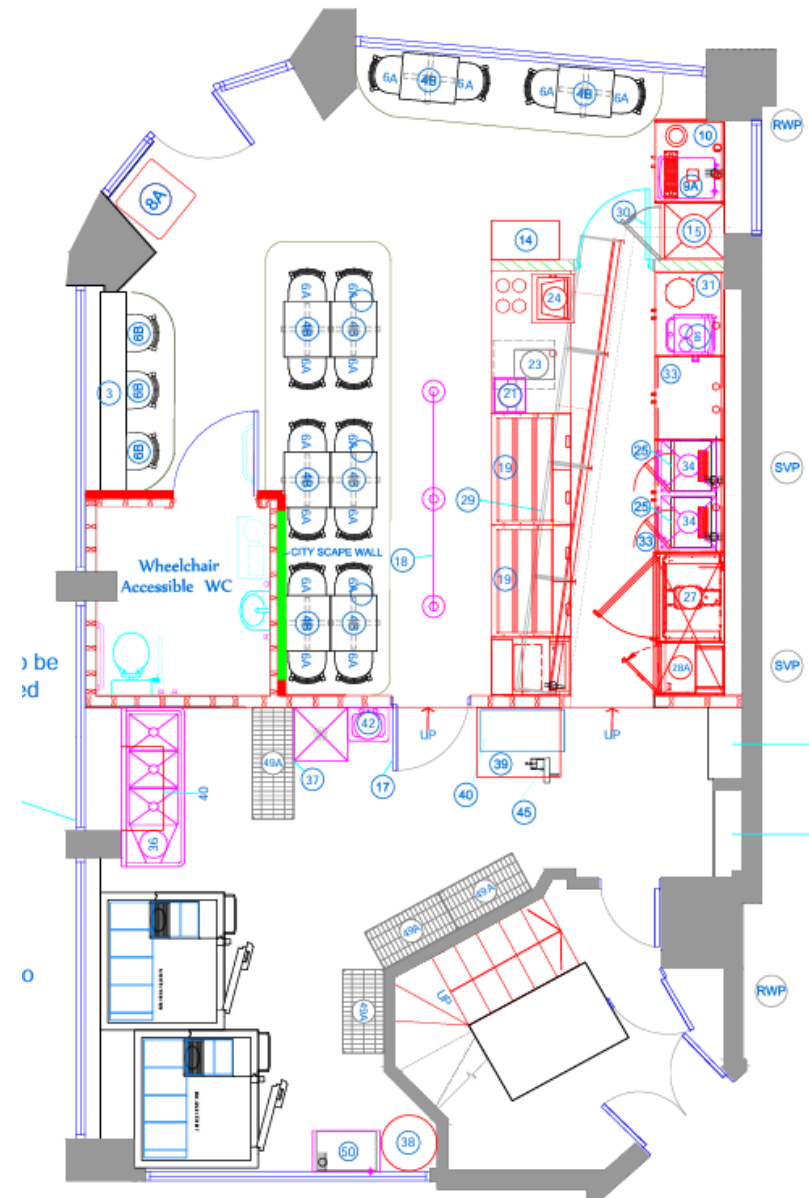
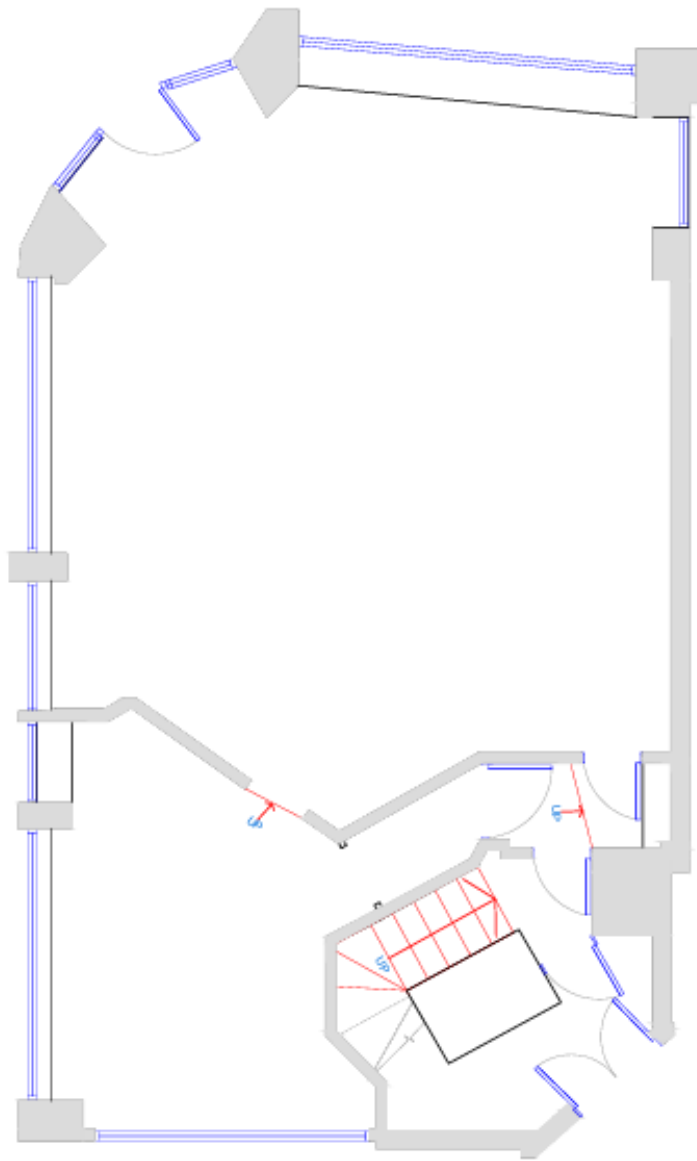


Instagram – SHW Property

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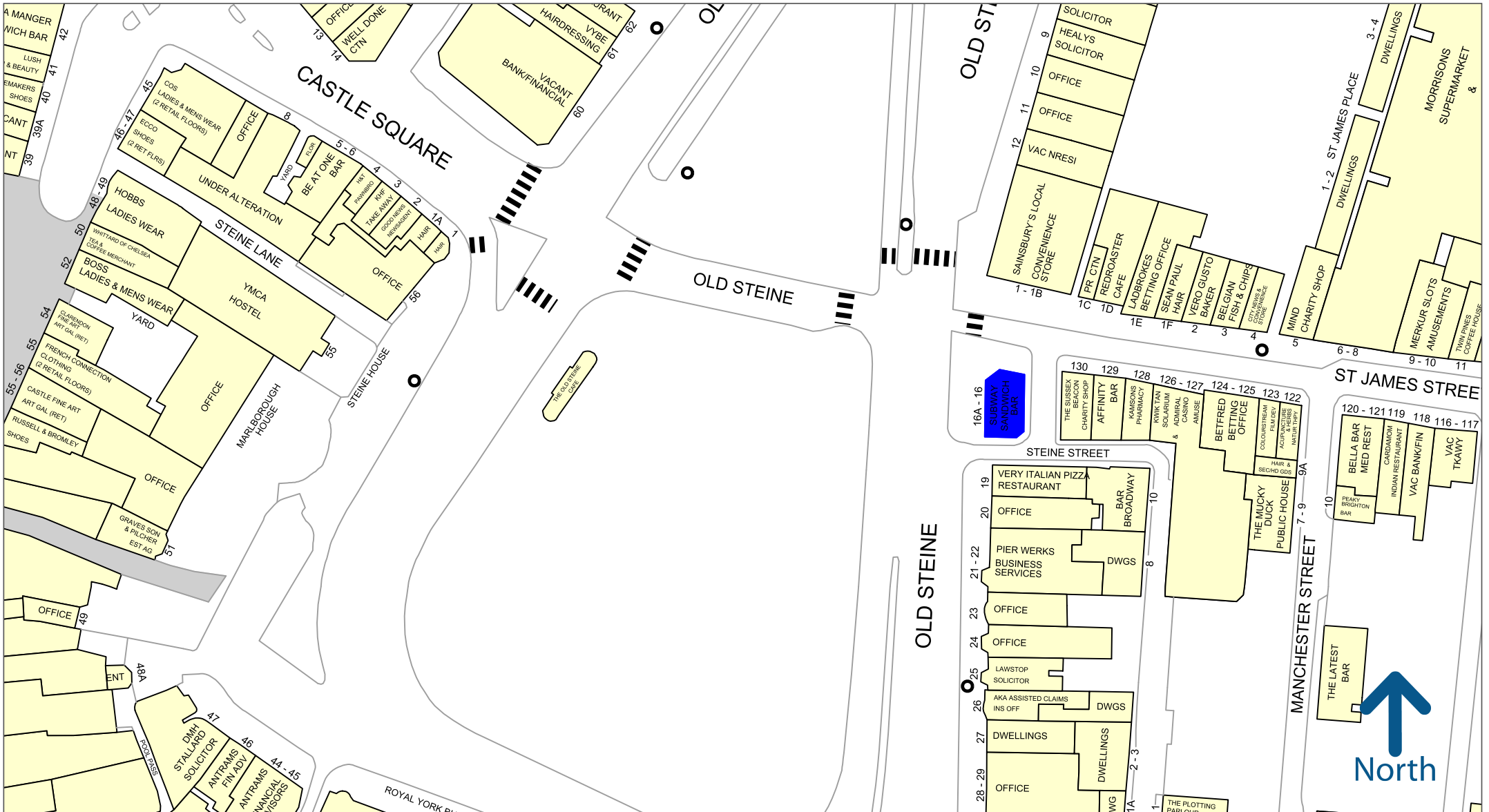
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50 metres

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