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TO LET

**CENTRAL BRIGHTON RESTAURANT + HIGH QUALITY SELF CONTAINED 3 BEDROOM
MAISONETTE – 2,165 SQ FT (202.99 SQ M) – NO PREMIUM**

60 Ship Street, Brighton, East Sussex, BN1 1AE

LOCATION

The property is located in the heart of lanes, in a highly desirable position on Ship Street which connects North Street to the lanes and is one of the highest footfall areas in Brighton. The area is renowned for its high quality restaurants and retailers including The Ivy Asia, Peggs and Sons, Lucy and Yak, Browns, Pizza Pilgrims, Patty and Bun and Trading Post Coffee.

DESCRIPTION

The restaurant is configured as ground floor dining area with bar, leading into a second tier dining area and commercial kitchen to the rear with space for approximately 50 covers. The restaurant benefits from a large skylight, tiled walls, hardwood flooring and colourful pendant lighting. Due to receivership we are unaware what fixtures and fittings will be included.

The restaurant benefits from an premises license, with late night refreshments until 12:00 pm.

[1445/3/2014/01643/LAPRET | Brighton & Hove Licensing register \(brighton-hove.gov.uk\)](https://www.brighton-hove.gov.uk/register)

In addition to the commercial there is a highly attractive self contained 3 bedroom maisonette over the restaurant, with large kitchen, lounge and bathroom. This presents extremely well and is situated in a prime position in the centre of town.

RENT

A new full repairing and insuring lease is available at a commencing rent of **£55,000 per annum exclusive** subject to rent reviews at the appropriate intervals.

RATES

For the commercial only and effective April 2023, the rateable value is £24,250. For further information on rates payable please get in touch.

Council Tax band: A.

VAT

VAT may be 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 has been commissioned and will be made available shortly.



VIEWINGS – 01273 876200

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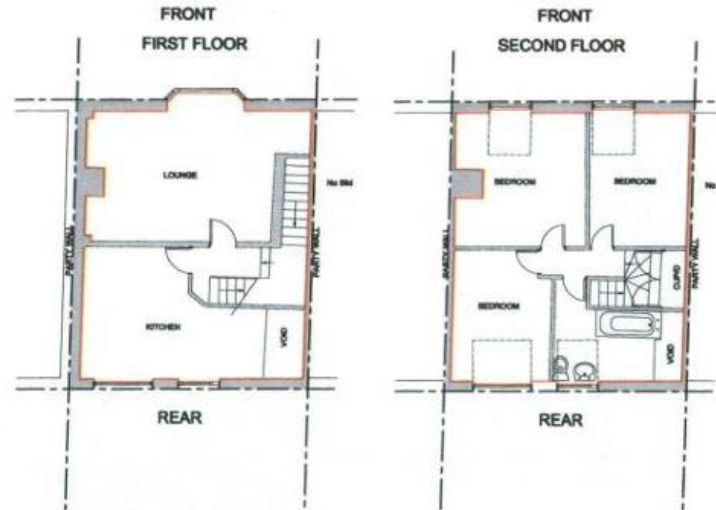
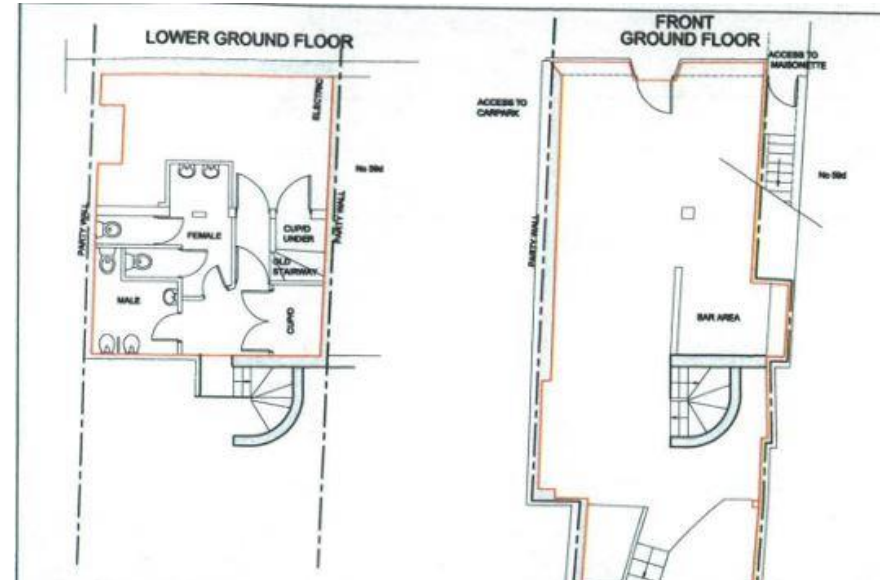
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COMMERICAL ACCOMMODATION

GROUND FLOOR	818 FT ²	75.99 M ²
GROUND FLOOR KITCHEN	256 FT ²	23.90 M ²
BASEMENT STORES	206 FT ²	19.14 M ²
TOTAL AREA	1,280 FT²	119.03 M²

RESIDENTIAL ACCOMMODATION

1 ST FLOOR	431 FT ²	40.04 M ²
2 ND FLOOR	454 FT ²	42.18 M ²
TOTAL AREA	885 FT²	82.22 M²



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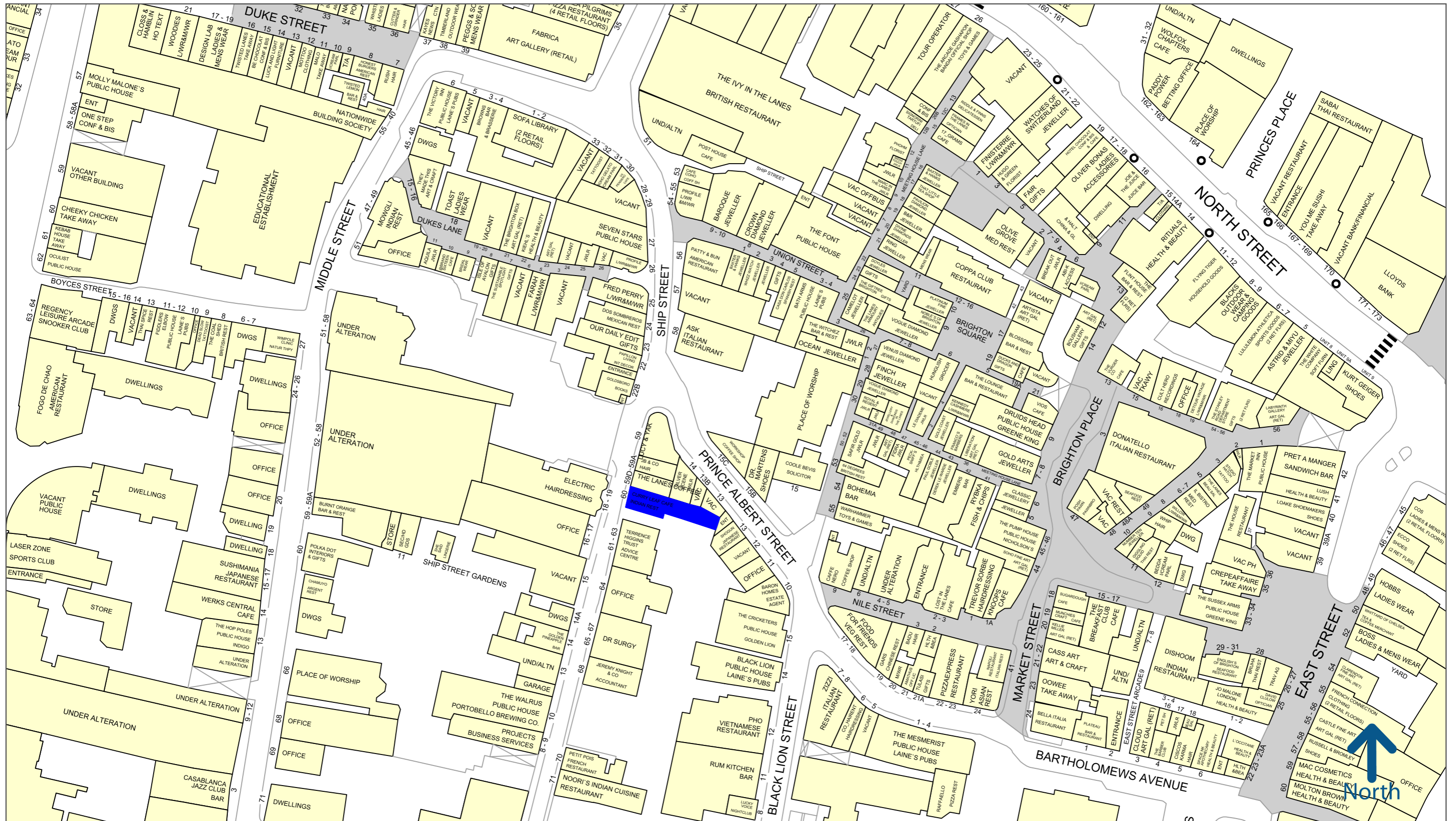
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50 metres

Experian Goad Plan Created: 30/09/2024
Created By: Stiles Harold Williams



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