

BRIGHTON

UNIT A, MOORE HOUSE, BLACK LION STREET

A3 OPPORTUNITY AVAILABLE



Description

The subject premises are located along the popular Black Lion Street which links the seafront to the famous Brighton Lanes. The premises are adjacent to **Pho** and **Lucky Voice** whilst in proximity to **Zizzi**, **Pizza Express**, **Bella Italia**, **The Mesmerist**, **Food For Friends** and **The Old Ship Hotel**.

Please refer to the attached copy of the street traders plan highlighting its location.

Accommodation

The premises are arranged over ground floor only providing The premises are arranged over ground and first floor (which includes an outdoor terrace) providing the following approximate areas:

Ground Floor GIA	4,032 sq. ft. (374.57 sq. m)
First Floor GIA	2,010 sq. ft. (186.72 sq. m)

The premises are currently fitted as a former Jamie's Italian with many fixtures and fittings and fully fitted kitchen remaining in situ.

Lease

The premises are available on a new effectively full repairing and insuring lease for a term of years to be agreed.

Rent

Upon application.

Service Charge

The current service charge for the financial year is £5,126.00 per annum exclusive.

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£173,000
UBR (20/21)	0.512p

All parties are to advised to make their own enquires to the relevant authority.

EPC

An EPC has been commissioned. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

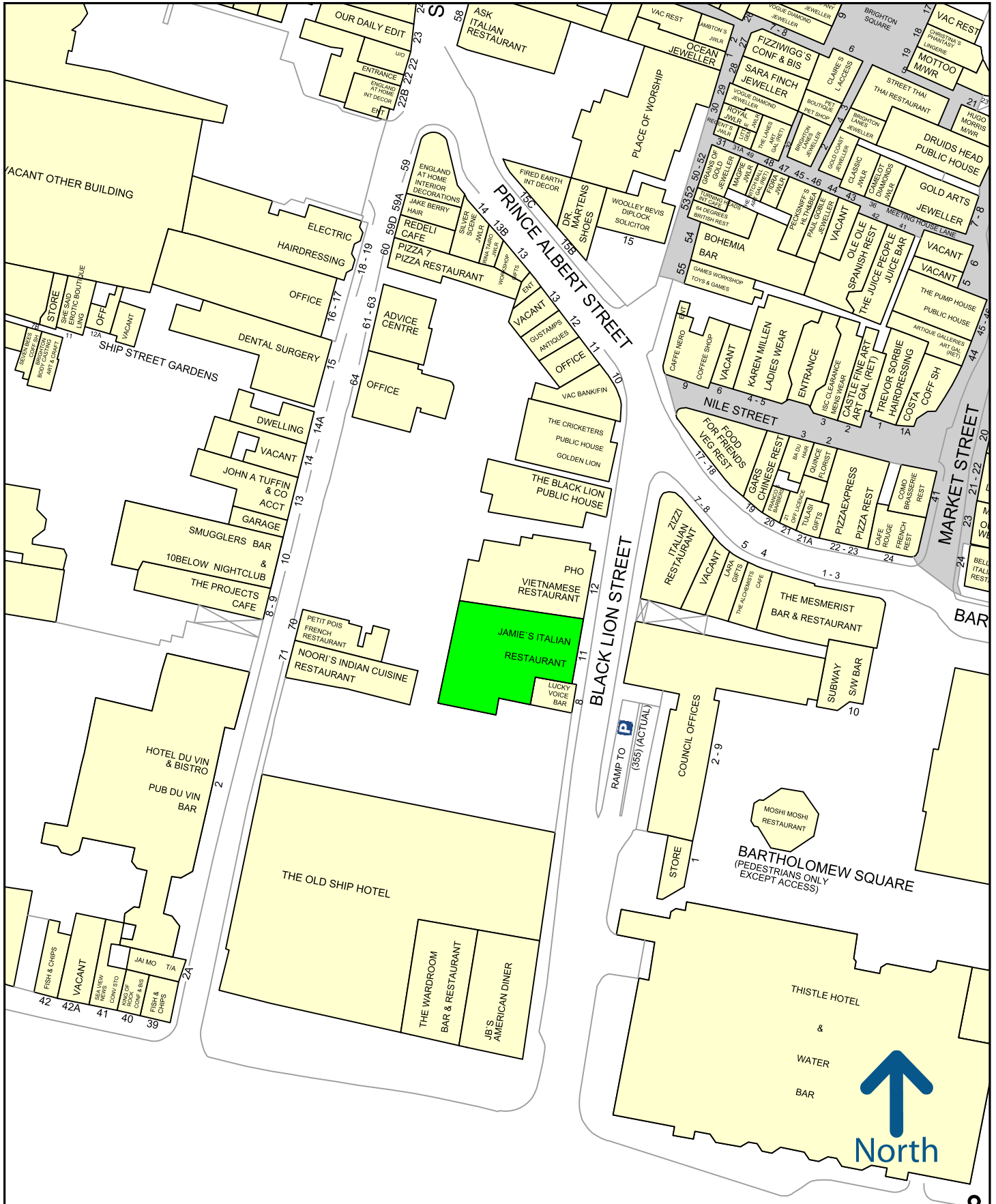
Viewing

The premises are available and strictly by appointment through sole agents, **Green & Partners**, contacting:

Matt Beardall 020 7659 4836
matt.beardall@greenpartners.co.uk

Harry Jeffery 020 7659 4837
harry.jeffery@greenpartners.co.uk

Subject to Contract



50 metres

Experian Goad Plan Created: 15/01/2020
Created By: Green and Partners



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