



Food Kiosk To Let

1 George Street
Brighton, BN2 1RH

Class E Retail / Leisure

TO LET

195 sq ft
(18.12 sq m)

- Kiosk premises with window hatch
- No premium
- Small Business Rates Relief
- Class E
- Rarely available
- Shutter

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Summary

Available Size	195 sq ft
Rent	£10,000 per annum
Rateable Value	£8,600
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	F (141)

Description

The premises comprises ground floor serving counter and food preparation kitchen with lower ground floor food storage and preparation area and WC. The property also benefits from a roller shutter providing additional security.

Accommodation

The accommodation comprises the following areas:

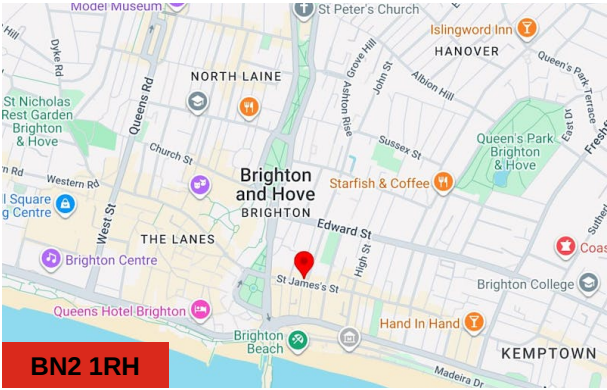
Description	sq ft	sq m
Ground Floor - Serving counter and food prep kitchen	80	7.43
Lower Ground Floor - Food storage and prep area, WC	115	10.68
Total	195	18.11

Location

Situated in the busy Kemptown area of Brighton with a number of offices in close proximity including American Express and the Law Courts. There are a variety of retailers for convenience shopping as well as Sainsbury's Local, Morrison Supermarket and Kamsons Pharmacy. Additionally, Starbucks Coffee, St James Street Post Office, public houses and cafes are in close proximity. Brighton Station is approximately 15 minutes and the beach 5 minutes walking distance.

Terms

The premises are available To Let by way of a new effective repairing and insuring lease at a rent of £10,000 pax.



Viewing & Further Information



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