



Takeaway Premises

4 Loyal Parade
Brighton, BN1 5GG

Class E Retail / Leisure

TO LET

676 sq ft
(62.80 sq m)

- Fitted kitchen with extraction
- Suitable for a variety of uses (subject to necessary consents)
- Small Business Rates Relief may apply
- Parking space and garage

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Summary

Available Size	676 sq ft
Rent	£17,000 per annum
Rateable Value	£9,300
VAT	Not applicable. We are informed that VAT is not chargeable on the rental outgoings
Legal Fees	Each party to bear their own costs
EPC Rating	D (80)

Description

The property comprises of a ground floor unit previously trading as a restaurant and takeaway.

The unit benefits from a full height glazed frontage, reception area, tiled and laminate flooring, sales counter, kitchen, WC with hand basin, garage and parking space.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground Floor	676	62.80
Total	676	62.80

Location

Loyal Parade is situated in the popular residential suburb of Westdene, located to the north west of Brighton city centre.

The property benefits from excellent road connections, with direct access to Dyke Road providing a main route into Brighton city centre, while the nearby A27 offers convenient links to the wider regional road network, including Lewes, Worthing and connections to the A23/M23.

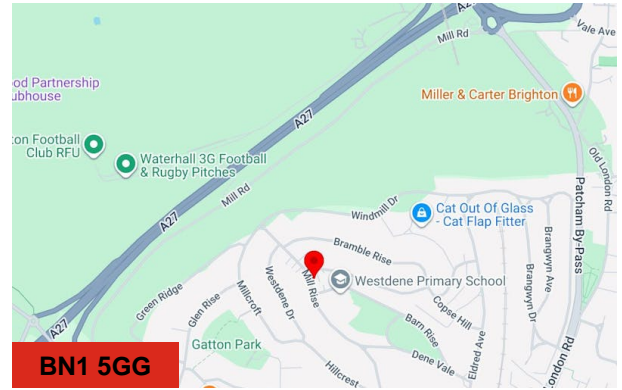
Brighton city centre and Brighton railway station are approximately a 15 minute drive away, providing regular mainline services to London and the south coast.

The surrounding area is predominantly residential in nature, with a range of local amenities, schools and open green spaces, making it a well established and desirable location.

Terms

The unit is available by way of a new effective full repairing and insuring lease for a term to be negotiated and agreed.

The commencing rental is £17,000 per annum exclusive.



Viewing & Further Information



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