

PROMINENT CLASS E OPPORTUNITY

BRIGHTON

11 BLACK LION STREET



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**, **The Mesmerist**, **Food For Friends** and **The Old Ship Hotel**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

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

Ground Floor NIA	3,889 sq. ft. (361.30 sq. m)
First Floor NIA	2,010 sq. ft. (186.72 sq. m)

The premises are currently fitted as a former Rum Kitchen 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

£135,000

per annum exclusive.

Service Charge

The current service charge for the financial year is £9,000 per annum.

Business Rates

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

Rateable Value	£156,000
UBR (24/25)	0.546p

All parties are to be 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.

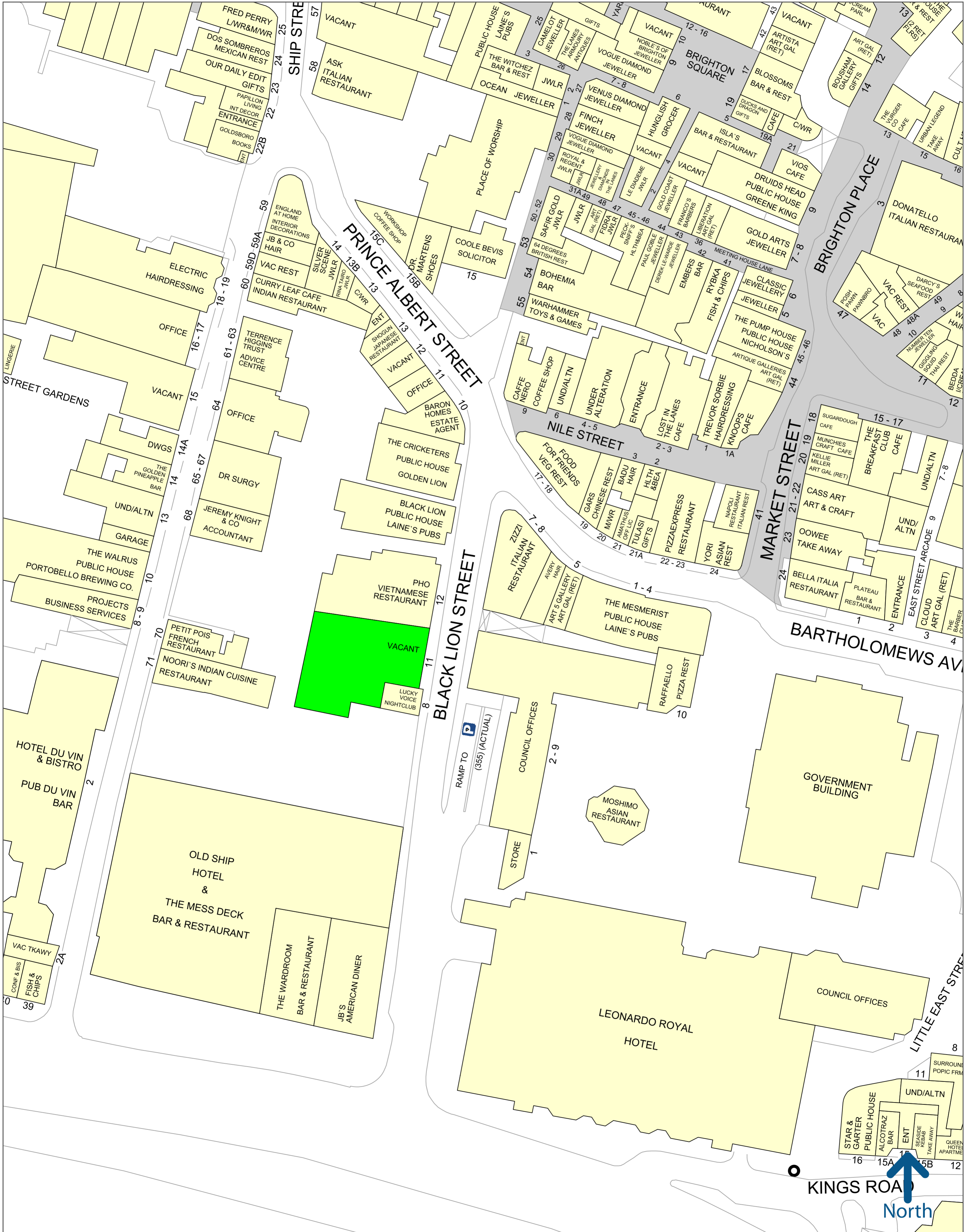
Viewing

Subject to vacant possession and strictly by appointment through sole agents, **Green & Partners**, contacting:

Matt Beardall **07912 746923**
matt.beardall@greenpartners.co.uk

Ben Sykes **07572 075103**
ben.sykes@greenpartners.co.uk

Subject to Contract



25 metres

Experian Goad Plan Created: 22/04/2024
Created By: Green and Partners



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