

Prime Restaurant | Retail Opportunity

BRIGHTON 51 Ship Street

CHARACTER PROPERTY | A3 CONSENT | HIGH CEILINGS



Prime location within close proximity to North Street and the Laines



LOCATION

The property is located on the part pedestrianised Ship Street which adjoins North Street, one of the principal retail pitches in Brighton. In terms of footfall, Ship Street is used as one of the main routes for pedestrians moving between the Laines and North Street. Nearby retailers include:



DESCRIPTION

The property comprises a character building arranged over ground and basement floors. The Grade II listed building benefits from an attractive and historic façade and character details throughout the ground floor accommodation.

ACCOMMODATION

The premise provides the following approximate internal floor areas based on the RICS Code of Measuring Practice (6th Edition):

Floor	Use	sq m	sq ft
Ground	Sales	573.4	6,172 (NIA)
Basement	Ancillary	479.7	5,163 (GIA)
Total		1,053.1	11,335

RATES

Rateable Value	UBR	Rates Payable
£113,000	47.9	£54,127

Interested parties are advised to make their own enquiries to the Local Authority.

TENURE

The property is available on a new effective full repairing and insuring lease subject to 5 yearly upward only review.

RENT

£365,000 per annum exclusive.

PLANNING

The property currently benefits from A3 and Alcohol Licencing consent. The licencing that has been granted is summarised below:

- Sale of alcohol: Everyday - 10:00 - 00:00
- Opening hours: Everyday - 10:00 - 00:30

INSPECTIONS

Viewing is strictly by appointment with:

Richard Yendle | 020 7087 5218
richard.yendle@eu.jll.com

Ryan Kennedy | 020 7318 7884
ryan.kennedy@eu.jll.com



SUBJECT TO CONTRACT Misrepresentation Act: The particulars in this brochure are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract. 2017