

BRAND NEW CAFÉ OPPORTUNITY

TO LET



136 FRESHFIELD ROAD

BRIGHTON BN2 0BR



**GRAVES
SON &
PILCHER**

01273 321 123

GSP.UK.COM

Location

Situated on the corner of Freshfield Road and Cuthbert Street in the Queens Park area of Brighton, close to Brighton Racecourse and the Royal Sussex County Hospital. On-street parking is available in the vicinity with frequent bus services to the city centre.

Description

A rare opportunity for a commercial operator to occupy this brand new café accommodation offering dual frontage and large rear terrace for external seating. The premises is accessed via a self-contained entrance fronting Freshfield Road and is configured as open plan with separate wc facilities. Flooring and lighting will be in situ but the space will be ready for a tenant fit-out. A pavement licence for further seating could be applied for from the council. Please note: Operating hours are from 8am – 6pm.

Ground Floor Café

893 ft²

83 m²

Terms

A new full repairing and insuring lease at a commencing rental of **£20,000 per annum** exclusive, for a term to be agreed, subject to rent reviews at appropriate intervals. Each party is to be responsible for their own legal costs.

Rateable Value To be assessed **EPC Rating** to be assessed

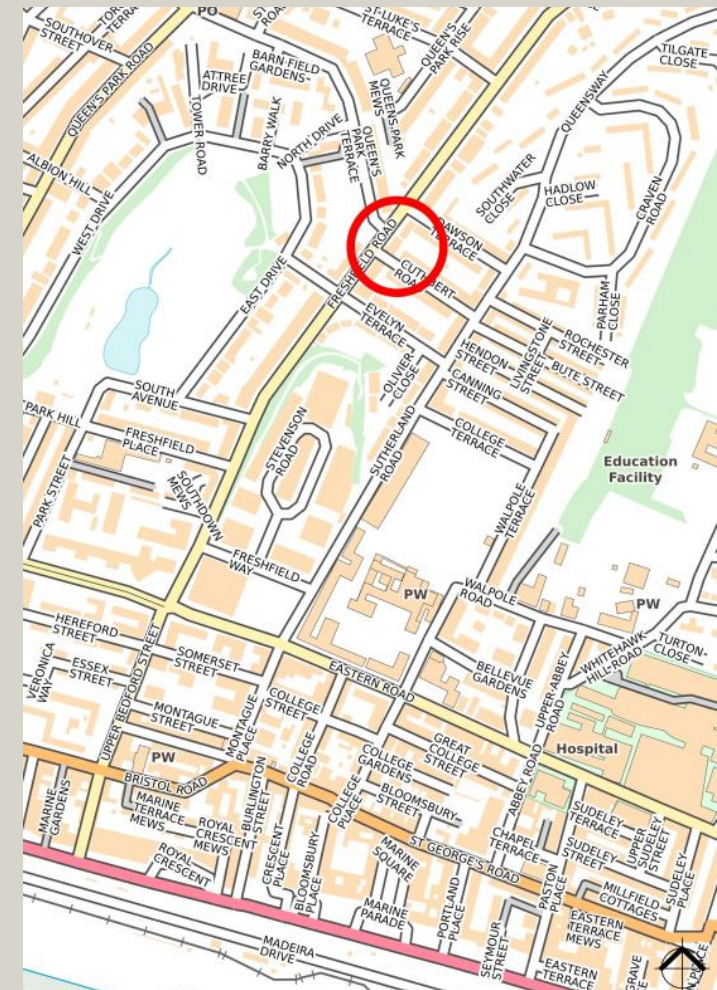
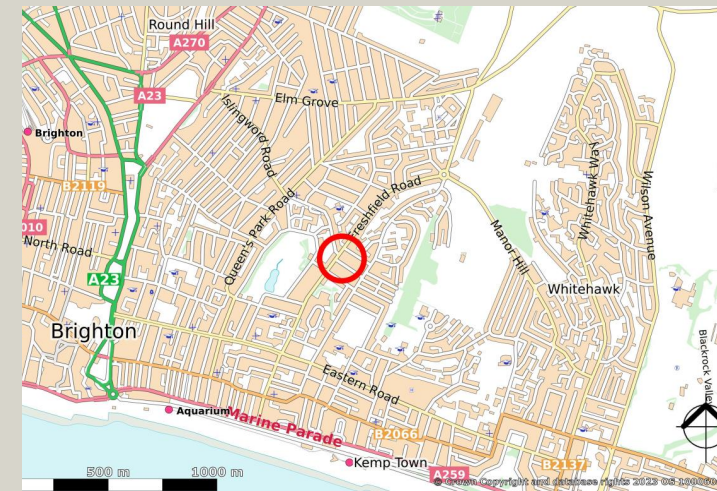
Viewing by appointment with sole agent **Graves Son & Pilcher LLP**

amenities and services not tested
measurements are approximate



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