



103 North Road

Brighton, BN1 1YW

**PROMINENT CORNER  
PREMISES IN BRIGHTON'S  
NORTH LAINE -NEW  
LEASE - NO PREMIUM**

**812 sq ft**  
(75.44 sq m)

- RENT -£22,000 PAX
- LICENSED PREMISES
- PROMINENT CORNER SPOT
- ARRANGED OVER GROUND FLOOR & BASEMENT

# 103 North Road, Brighton, BN1 1YW

## Summary

<b>Available Size</b>	812 sq ft
<b>Rent</b>	£22,000.00 per annum exclusive of rates, VAT & all other outgoings.
<b>Business Rates</b>	Following the split of the upper parts the business rates will be re-assessed.
<b>Service Charge</b>	A service charge will be payable based on a fair proportion of expenditure to the building.
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	The incoming tenant to make a contribution of £1500 plus VAT towards the landlords legal costs.
<b>EPC Rating</b>	EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Description

Comprising premises arranged over ground floor and basement which has recently traded as Bison Beer. Both the ground floor & the basement comprised bar areas & WC's whilst the basement also had a cellar.

## Location

The property is located on the corner of North Road & Cheltenham Place in Brighton's North Laine. Nearby occupiers include Bills, Las Iguanas, Gails Bakery, Chilli Pickle & Pizza Express in addition to a number of eclectic & exciting independent occupiers.

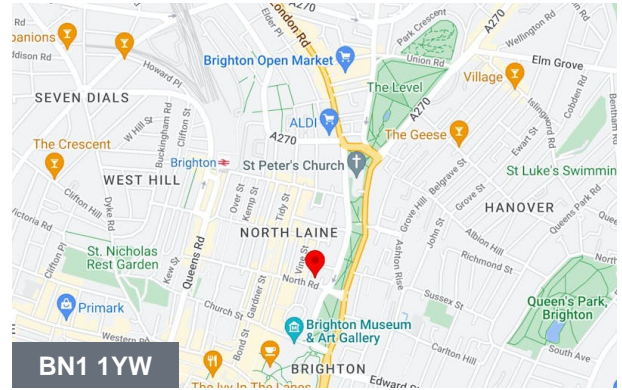
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	407	37.81
Basement	405	37.63
<b>Total</b>	<b>812</b>	<b>75.44</b>

## Terms

Available by way of a new effective full repairing & insuring lease for a term of 10 years with provision for an upward only rent review on the 5th anniversary at a rent of £22,000 per annum exclusive. A rent deposit of between 3 & 6 months will be required with the sum subject to covenant status of the tenant.



## Viewing & Further Information



**Max Pollock**

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max@eightfold.agency



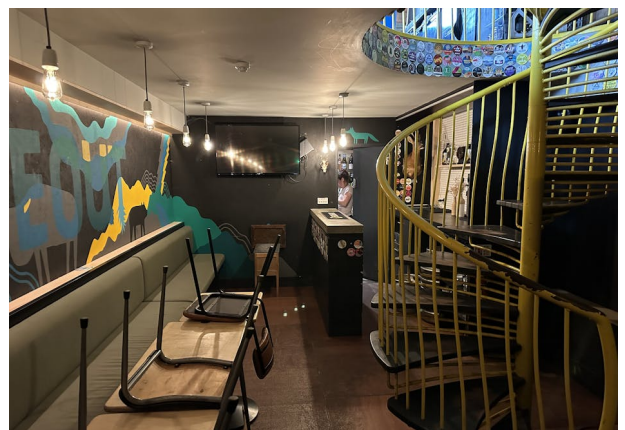
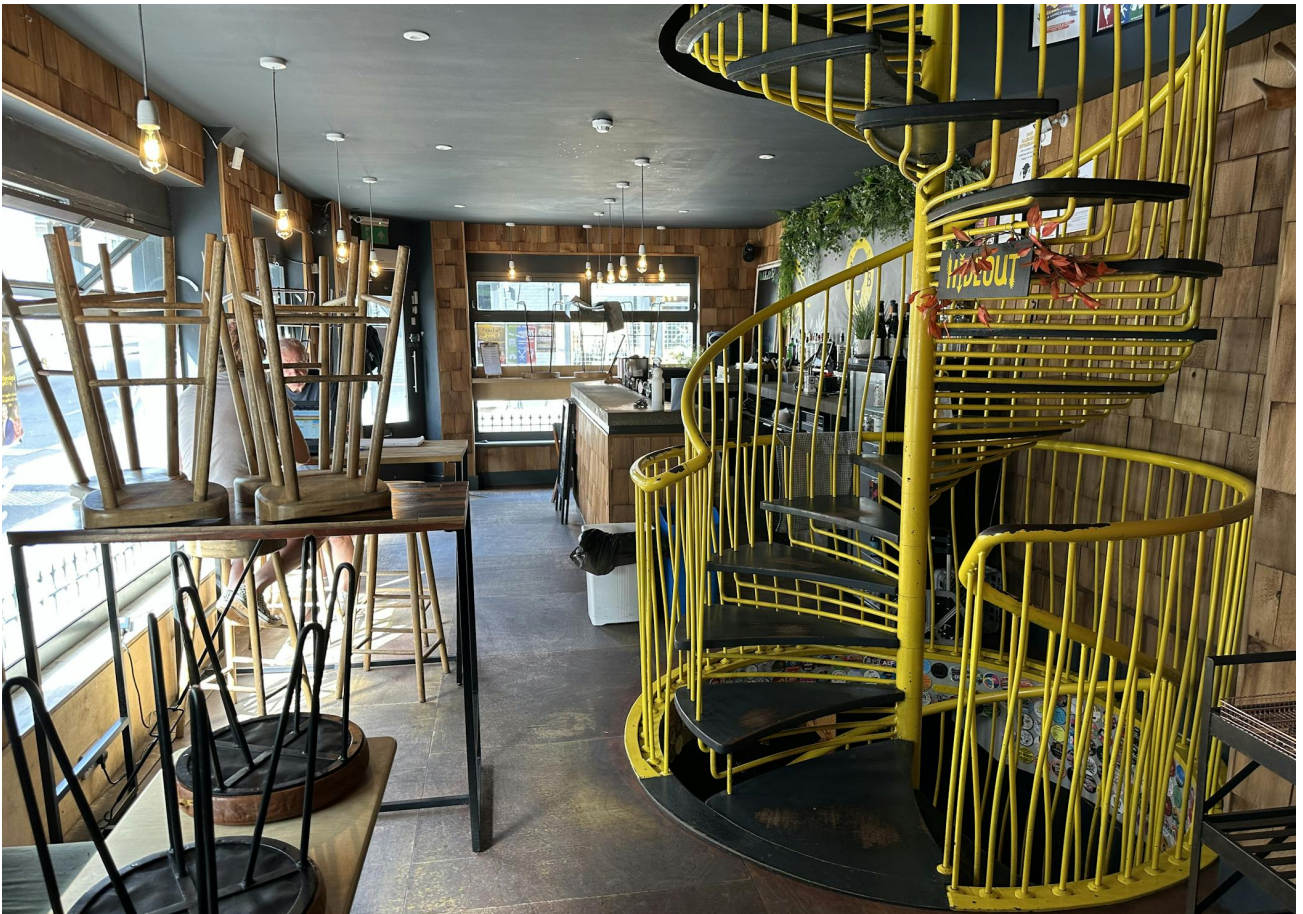
**James Hawley**

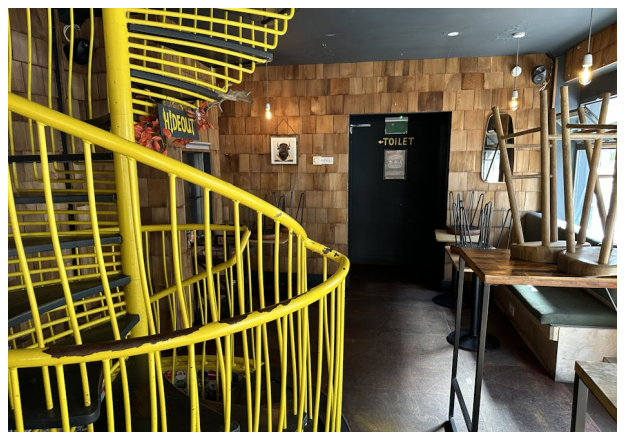
01273 093767 | 07935 901 877  
james@eightfold.agency



**Jack Bree**

01273 109121  
jack@eightfold.agency



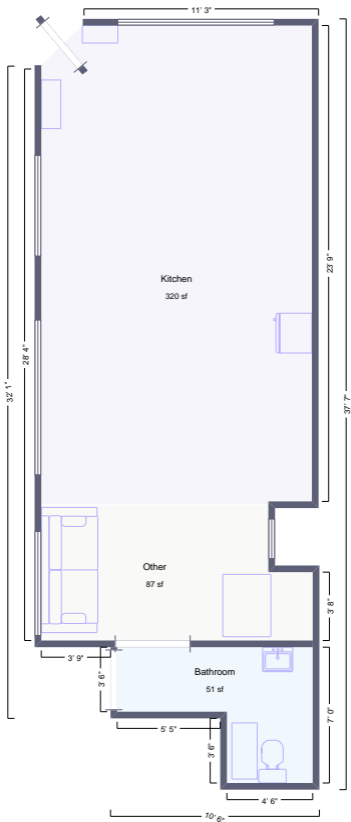




# Ground floor 103 north road

103 North Road, Brighton, England

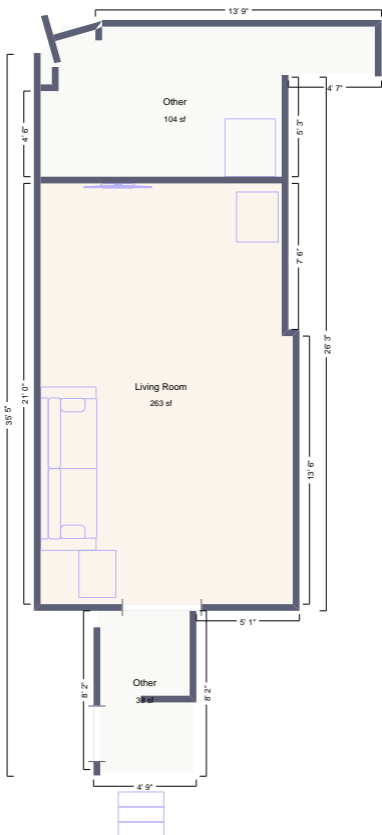
Approximately 457 sf total



# Basement 103 North Road

103 North Road, Brighton, England

Approximately 405 sf total



103 North Road, Brighton, BN1

