



TAKEAWAY TO LET

16-17 ST GEORGES PLACE

Brighton, BN1 4GB

CITY CENTRE TAKEAWAY TO LET BY ASSIGNMENT

1,914 SQ FT

Eightfold
property

Tel: 01273 672 999

Website: www.eightfold.agency

Summary

Available Size	1,914 sq ft
Passing Rent	£25,000 per annum
Rates Payable	£16,591.75 per annum 2023 valuation
Rateable Value	£33,250
VAT	To be confirmed
Legal Fees	Incoming tenant to make a contribution of £2000 plus VAT towards the Assignors legal fees. An unconditional undertaking to be provided prior to release of papers.
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Takeaway	1,127	104.70
Basement - With further space not inspected	787	73.11
Total	1,914	177.81

Description

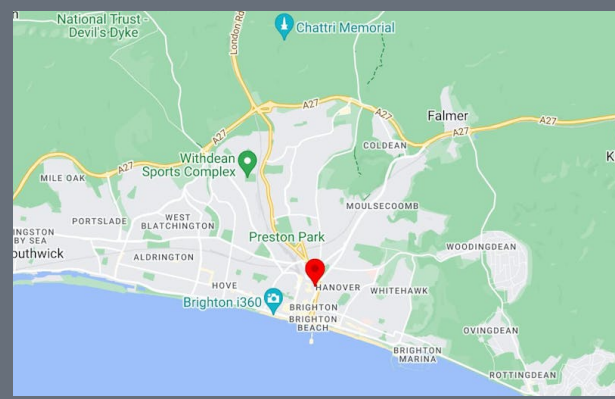
Comprising prominent corner premises arranged over ground floor & basement that has traded as a Domino's Pizza for a number of years. The property benefits from extraction whilst there is also a walk in freezer.

Location

The property is situated in a prominent corner position at the junction of Trafalgar Street & St George's Place overlooking the Valley Gardens regeneration. Nearby occupiers include Moksha, Mange Tout, Lost Boys Chicken, Carlito Burrito & as well as Meat & Liquor.

Terms

Premium offers are invited to assign the remaining lease for a term expiring 31st March 2031 at a rental of £25,000 per annum exclusive payable quarterly in advance. There is a further rent review on on the 1st of April 2026. A rent deposit will be required with amount subject to status of the assignee.



Get in touch

Max Pollock

01273 672999 | 07764 794936
max@eightfold.agency

James Hawley

01273 672999 | 07935 901 877
james@eightfold.agency

Eightfold Property

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