

FORMER  
LICENSED  
CAFE BAR



**TO LET - E CLASS UNIT  
50 NORFOLK SQUARE BRIGHTON BN1 2PA**



## LOCATION

Brighton is located 22 miles (35 km) south of Crawley, 22 miles (35 km) west of Eastbourne and 14 miles (22 km) east of Worthing. Brighton & Hove has a resident population of 289,000.

50 Norfolk Square is prominently situated on the northern side of Western Road the main thoroughfare linking Brighton and Hove.

Nearby occupiers include Bankers Fish n' Chips, The Co-Op, King & Chasemore, Boudica, Cibo, Phillips & Still and Waitrose.

Brighton station is 19 mins walk (0.8 miles) via Queens Road with the seafront and the i360 (0.4 miles) a few minutes away.

## DESCRIPTION

Former licensed ground floor cafe bar with basement storage, W.C.

## PREMISES LICENCE

50 Norfolk Square has a Premises Licence from 16.00 until 0.00 am (Tuesday to Thursdays) and 13.00 to 0.00 am Friday and weekends (Saturday and Sunday) for the sale of alcohol on the premises, live performance, dancing and recorded music. Licence - 1445/3/2018/02204/LAPREV.



## ACCOMMODATION

Ground Floor Sales      372 sq ft      34.6 sq m

Basement                      410 sq ft      38.1 sq m  
W.C

All areas are net internal.

## PLANNING

The Use Classes Order effective 1st September 2020 was introduced to cover commercial, business and service uses. Use Class E includes A1, A2, A3, B1 and some D1 and D2 uses.

## LEASE

New effective full repairing & insuring lease on terms to be agreed.

## RENT

£16,000 per annum exclusive.

## PREMIUM

Premium on application.

## **VAT**

We are informed that VAT is chargeable on the rental outgoings.

## **LEGAL COSTS**

Each party are to be responsible for their own legal costs.

## **BUSINESS RATES**

Rateable Value: £15,500.

UBR 49.9p (April 2023/24).

Note: The 2022/23 Retail, Hospitality and Leisure Business Rates Relief scheme can provide eligible, occupied, retail and leisure properties with 50% business rates relief.

## **EPC**

Certificate No:0991-2979-4430-5600-1403 .  
Rated E 111, valid until 9th April 2024.

## VIEWING & FURTHER INFO

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