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**Commercial & Residential Estate Agents, Surveyors, Valuers & Property Managers**

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# CLOSE SEVEN DIALS BUSY COMMERCIAL THOROUGHFARE LOCK-UP SHOP WITH BASEMENT TO LET



**100 DYKE ROAD, BRIGHTON, BN1 3JD**

Situated in a busy commercial thoroughfare just to the south of the Seven Dials within convenient walking distance of Brighton Station and the city centre. Notable operators nearby include The Coop and Small Batch Coffee. This well presented lock-up shop and basement comprises:

### **Fascia Frontage 15'6 (4.72m)**

#### **Ground Floor Shop**

overall depth **22'10** (6.96m), max width **15'5** (4.7m)  
providing a sales area of **331ft<sup>2</sup>** (30.75m<sup>2</sup>)  
rear store & kitchen, in all **98ft<sup>2</sup>** (9.1m<sup>2</sup>)

#### **Basement**

office **30ft<sup>2</sup>** (2.78m<sup>2</sup>)  
3 storage rooms, in all **221ft<sup>2</sup>** (20.53m<sup>2</sup>)

All measurements are approximate

Services not tested

Rateable Value: £12,750

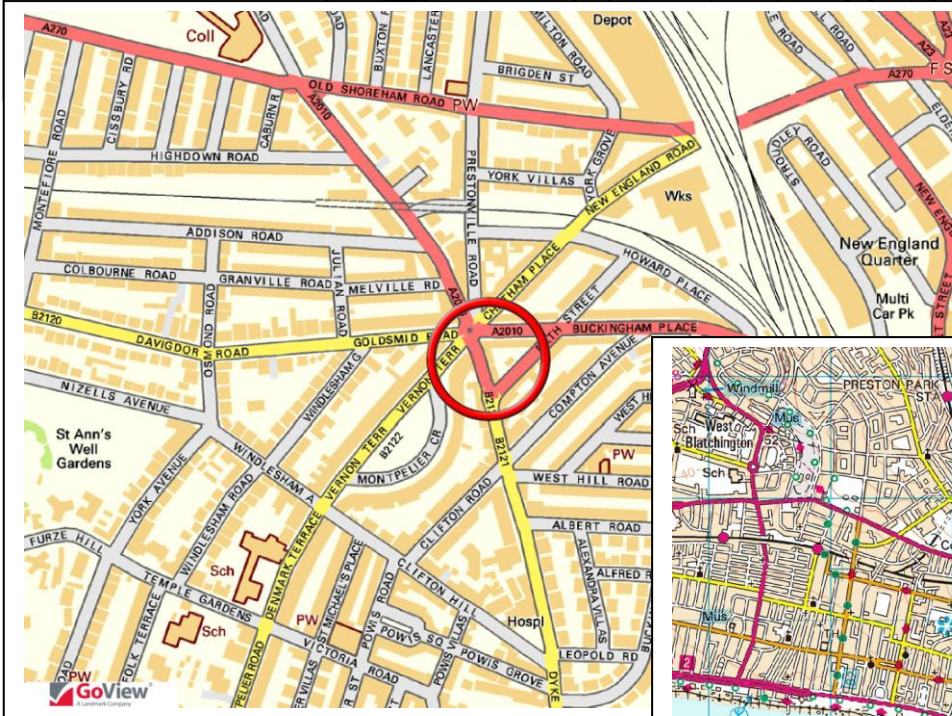
EPC applied for

The premises are **TO LET** on a new lease for a term to be agreed at a rental of **£13,000 per annum** exclusive and subject to rent reviews at appropriate intervals.

Viewing by strict appointment with SOLE LETTING AGENTS, **GRAVES SON & PILCHER**



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