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

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# BUSY PEDESTRIAN THOROUGHFARE LOCK-UP SHOP / CAFÉ TO LET



## 15 CRANBOURNE STREET, BRIGHTON, BN1 2RD

Situated in this pedestrianized retail thoroughfare linking Churchill Square shopping centre with Duke Street and The Lanes. The area benefits from a busy pedestrian flow, enhanced at weekends and during the holiday seasons (see location plan overleaf). The premises briefly comprise:

### Frontage 19'2 (5.84m)

**Ground Floor** width **17'11** (5.46m) overall depth **21'7** (6.58m),  
providing a sales area of **311 ft<sup>2</sup>** (28.9 m<sup>2</sup>)

**Basement** 2 rooms, WC in all **247 ft<sup>2</sup>** (22.94 m<sup>2</sup>)

All measurements are approximate

Services and amenities not tested

Rateable Value: £19,750

EPC applied for

The premises are **TO LET** on a new lease for a term to be agreed, at a commencing rental of **£35,000 per annum** exclusive and subject to rent reviews at appropriate intervals.

## **PREMIUM ON APPLICATION**

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