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

Graves Son & Pilcher for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (11) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property.

CITY CENTRE LOCATION ATTRACTIVE SHOP PREMISES TO LET



28/29 DUKE STREET, BRIGHTON, BN1 1AG

The premises are located on Duke Street, one of Brighton's busiest pedestrianised shopping thoroughfares. The unit is adjacent to Montezuma's and within close proximity to Hotel Chocolat, Fat Face, Vans, Watches of Switzerland, Oasis, Nando's and Ted Baker (see location plan overleaf). The premises briefly comprise:

Ground Floor	width 12'7 (3.84m), depth 40'6 (12.9m) providing a floor area of 421ft² (39.11m ²)
Basement	in all 420ft² (39.02m ²)

All measurements are approximate

Services & amenities not tested

Rateable Value: £33,000

The premises are held on a full repairing and insuring lease for a term of 5 years from 31 March 2017 at annual exclusive rent of **£37,500 rising to £40,000** on 31 March 2019 with a tenant only break option at the expiry of the 3rd year contracted inside the security of tenure provisions of the Landlord & Tenant Act 1954. VAT is chargeable on the rent.

NO PREMIUM

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