

PRIME RETAIL UNIT TO LET



37 BOND STREET

BRIGHTON BN1 1RD



01273 321 123

GSP.UK.COM

Location

Situated in one of the North Laine premier commercial thoroughfares and close to the junction with North Street. Local traders include Costa Coffee, Shakeaway, Route One and William The Fourth Public House.

Accommodation

A unique opportunity to acquire this sought after commercial building which would suit a number of occupiers. Comprised over ground, lower ground, first and second floor with open plan sales area, strip spot lighting, timber effect flooring and full carpeting to the upper floors. A WC facility is located at first floor level alongside a small kitchenette area. Lower ground and upper floors are currently used for storage.

A new roof and shop front were fitted in 2017.

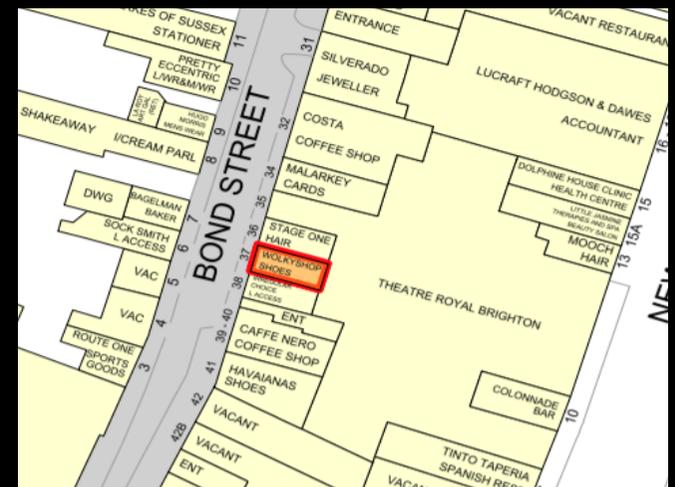
Ground floor	245 ft ²	22.7 m ²
Lower ground floor	160 ft ²	14.8 m ²
First floor	225 ft ²	20.9 m ²
Second floor	116 ft ²	10.7 m ²
Total Floor Area	747 ft²	69.3 m²

Terms

A new full repairing and insuring lease for a term to be agreed at a commencing rental of **£25,000 per annum** exclusive, subject to rent reviews at appropriate intervals. Each party is to be responsible for their own legal fees.

Rateable Value £16,000

EPC applied for



Viewing by appointment with sole letting agent **GRAVES SON & PILCHER LLP**



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amenities & services not tested
all measurements are approximate

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