

# PROMINENT DOUBLE FRONTED RETAIL UNIT

# TO LET



**57 SHIP STREET**

**BRIGHTON BN1 1AF**



**GRAVES  
SON &  
PILCHER**

01273 321 123

GSP.UK.COM

## Location

Situated in the heart of central Brighton, close to The Lanes and within walking distance of Brighton seafront. Ship Street receives a high amount of footfall and is regarded as one of Brighton's busiest thoroughfares. Occupiers close by include The Ivy In The Lanes, Ivy Asia, Pizza Pilgrims, Fred Perry, Ted Baker and ASK Italian.

## Description

A rare opportunity to occupy this centrally based E class premises which would suit a variety of commercial traders. Comprising of open plan ground floor sales area with sperate office space and lower ground floor basement storage with staff breakout and wc facilities. Timber flooring throughout with spot lighting, 2 x electric security shutters, high quality display cabinets and large double frontage.

Ground Floor	904 ft <sup>2</sup>	84 m <sup>2</sup>
Lower Ground Floor	385 ft <sup>2</sup>	35 m <sup>2</sup>
<b>TOTAL</b>	<b>1,289 ft<sup>2</sup></b>	<b>119 m<sup>2</sup></b>

## Terms

A new full repairing and insuring lease for a term to be agreed at a commencing rental of **£60,000 per annum** exclusive, subject to rent reviews at appropriate intervals. Each party is to be responsible for their own legal fees.

**Rateable Value** £59,000 (2017 & 2023)

**EPC Rating** C - 51

Viewing by appointment with sole agent **Graves Son & Pilcher LLP**

amenities and services not tested  
measurements are approximate

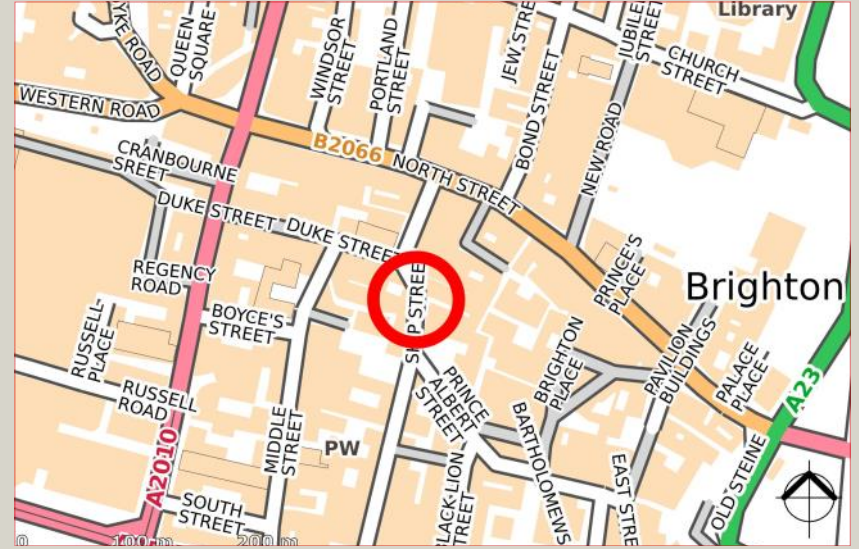
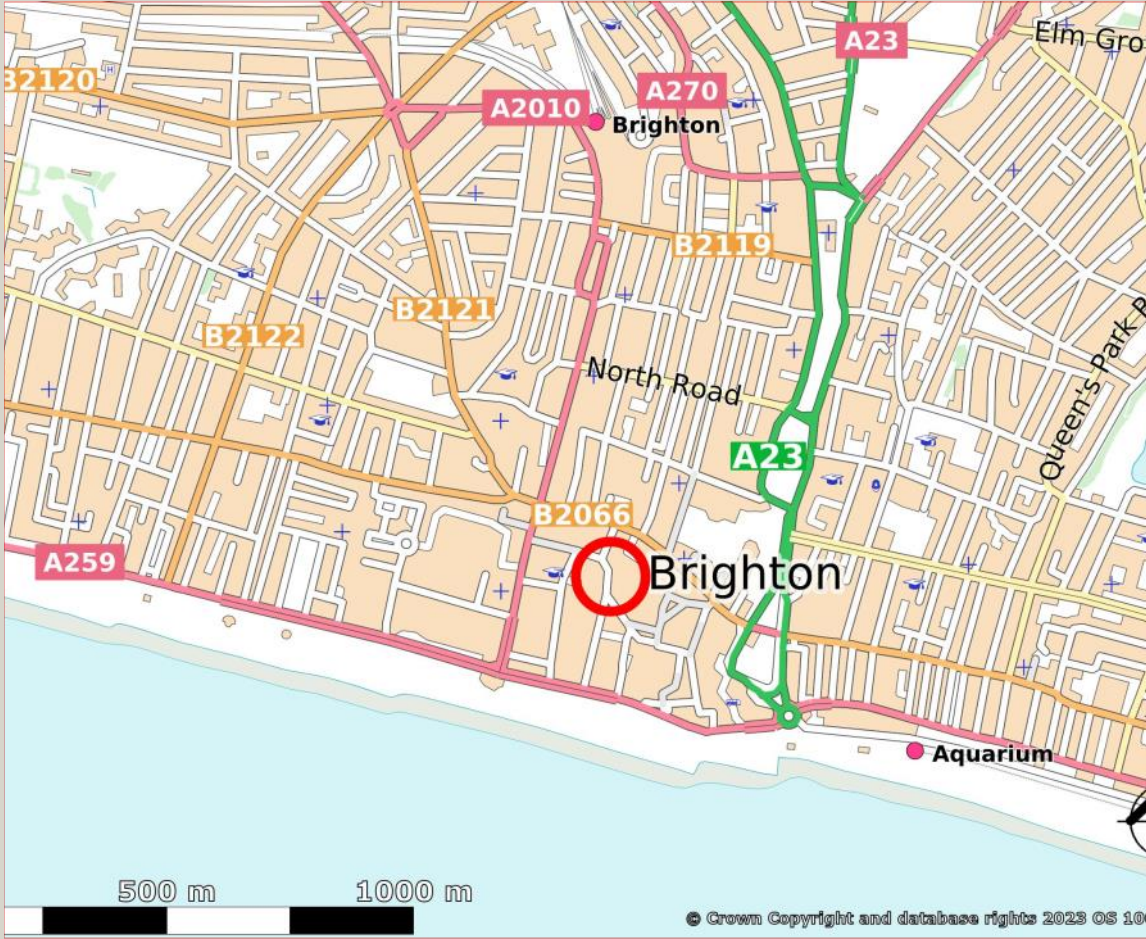


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