



Class E Premises Located in Desirable Fiveways Area To Let

90 Preston Drive
Brighton, BN1 6LB

Class E Retail / Leisure, Retail

TO LET

836 sq ft
(77.67 sq m)

- New Lease Terms Available
- Class E, would suit a variety of commercial uses subject to Landlords prior approval
- Ground floor with basement storage
- Kitchenette and WC facilities
- Situated within the popular Fiveways parade

90 Preston Drive, Brighton, BN1 6LB

Summary

Available Size	836 sq ft
Rent	£18,000 per annum
Rateable Value	£12,500
VAT	Not applicable. We understand that VAT is not currently charged on the rent.
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

A rare opportunity to occupy a Class E lock up shop that would be suitable for a variety of commercial businesses, subject to the landlords prior approval. The accommodation comprises an open plan ground floor sales area, a room to the rear with a kitchenette and WC, and further storage located within the basement.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Front Sales Area	416	38.65
Rear Room	139	12.91
Basement	281	26.11
Total	836	77.67

Location

The property occupies a prominent position along Preston Drive, within the popular and desirable Fiveways area. Nearby occupiers include Kamsons Pharmacy, a grocery store, an off licence, barbers, osteopath, and a range of other quirky independent retailers, cafes, and restaurants. The A27 and the centre of Brighton are both within easy reach of the property.

Agents Note

The Landlord has informed us that the property will be stripped of the launderette goods to include the extraction, prior to completion. Further information available upon request.

Trading Hours & Use

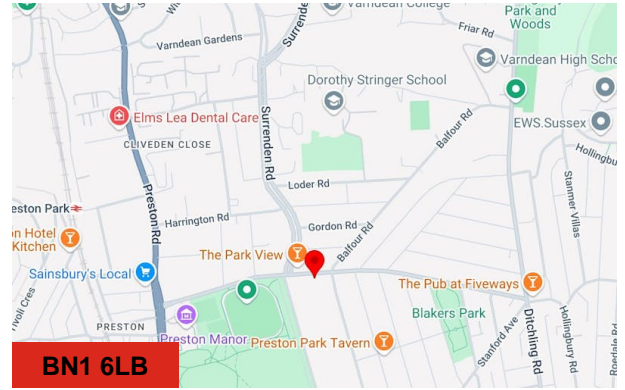
Please note that the lease will restrict hours of use to 08.00am – 19:00pm. The Landlord has informed us that cafes, restaurants and takeaway uses will not be permitted.

Tenure

The property is available by way of a new effective full repairing and insuring lease, for a term to be negotiated and agreed. The commencing rent is £18,000 per annum exclusive, subject to rent reviews at appropriate intervals.

Business Rates

According to the Valuation Office Agency website, the property has a rateable value of £12,500.



Viewing & Further Information



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