

HIGH FOOTFALL CITY CENTRE LOCATION PRIME DOUBLE FRONTED SHOP

SHORT TERM
LET AVAILABLE



22 - 23 DUKES STREET

BRIGHTON BN1 1AH



01273 321 123

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Location

The premises are prominently located on the western side of Duke Street, one of Brighton's prime city centre retail locations situated between West Street and Ship Street. Duke Street is a sought after location being one of Brighton's busiest pedestrianised retail thoroughfares with numerous occupiers including Woodies, Offspring, Nandos, Whistles, Heals and Timberland. Nearby are Fat Face, Oasis and Ted Baker.

Accommodation

The property comprises a prominent ground floor shop and basement. The upper floors of the premises will be converted into residential accommodation. There will be the necessity to make alterations to the existing shopfront and to the ceiling of the shop at ground floor level. Once these alterations have been completed the ground floor and basement will be fit for a new tenant to occupy.

Approximate net internal floors areas are:

Gross frontage	30'8	9.35 m
Internal width	27'	8.23 m
Ground floor shop	788 ft ²	73.2 m ²
Basement	650 ft ²	60.3 m ²

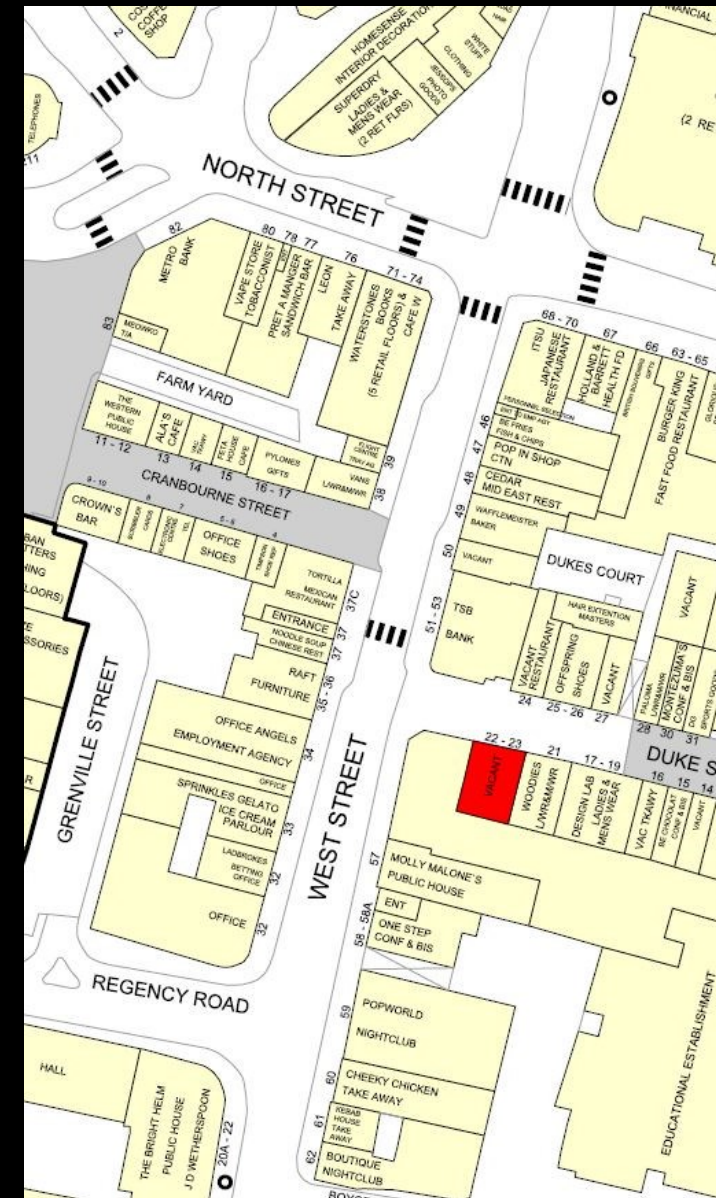
amenities and services not tested
all measurements are approximate

Terms

The premises are available **TO LET** on a new full repairing and insuring lease, for a term to be agreed, at the rent of **£30,000 per annum**, exclusive, subject to rent reviews at appropriate intervals.

Rateable Value To be re assessed due to the conversion of the upper parts to residential accommodation

EPC  This is how energy efficient the building is.



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



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