

HIGH FOOTFALL CITY CENTRE LOCATION PRIME DOUBLE FRONTED SHOP

SHORT TERM
LET AVAILABLE



22 - 23 DUKES STREET

BRIGHTON BN1 1AH



**GRAVES
SON &
PILCHER**

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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 (with optional additional storage on the first to fourth floors). Approximate net internal floors areas are:

Ground floor shop	788 ft ²	73.2 m ²
Basement	650 ft ²	60.3 m ²
First floor	526 ft ²	48 m ²
Second floor	433 ft ²	40.2 m ²
Third floor	477 ft ²	44.5 m ²
Fourth floor	121 ft ²	11.2 m ²

Gross frontage	30'8	9.35 m
Internal width	27'	8.23 m

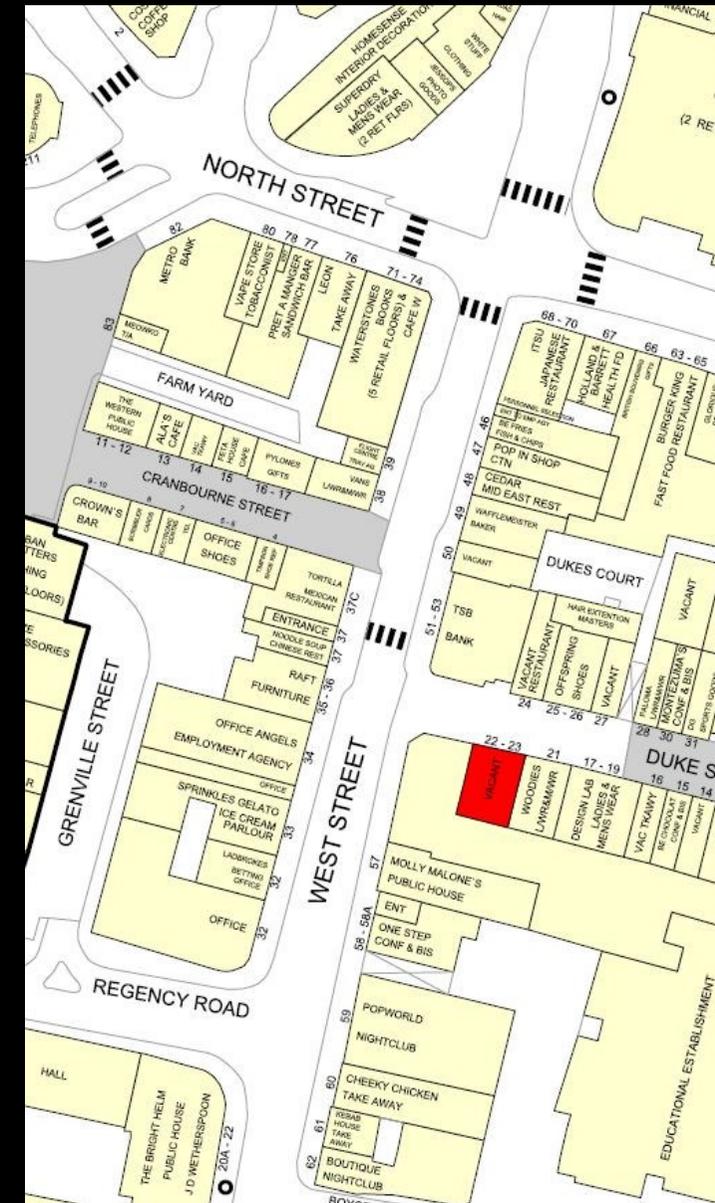
amenities and services not tested
all measurements are approximate

Terms

The premises are **TO LET** on a new full repairing and insuring lease, for a term to be agreed at an introductory commencing rental in the region of **£30,000 per annum**, exclusive, subject to rent reviews at appropriate intervals. VAT is not chargeable on the terms quoted.

Rateable Value £71,000

EPC   This is how energy efficient the building is.



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



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