



Prominent Retail Unit in North Laine To Let

34 Gardner Street
Brighton, BN1 1UN

Class E Retail / Leisure, Retail

TO LET

728 sq ft
(67.63 sq m)

- Located in a central position with the North Laines
- Class E
- Would suit a variety of commercial uses
- Available by way of a lease assignment with a premium payable
- Basement storage

Summary

Available Size	728 sq ft
Rateable Value	£19,500
VAT	Not applicable. We have been informed that VAT is not currently charged on top of the rent.
Legal Fees	Each party to bear their own costs
EPC Rating	B (32)

Description

A rare opportunity to occupy a Class E premises in the heart of the North Laine which would suit a variety of occupiers. Comprising of ground floor sales area, prep kitchen space behind the counter, rear storage and w/c facilities. The lower ground basement is split into 3 rooms, however, please note that this space has a low head height therefore is only suitable for storage. The property benefits from lino flooring on ground floor, spot track lighting and an air conditioning unit (not tested).

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground Floor Sales Area	244	22.67
Ground Floor Rear	92	8.55
Basement	392	36.42
Total	728	67.64

Location

Situated in the heart of the North Laine area of Brighton within a pedestrianised commercial thoroughfare. Renowned for being one of the premier trading locations within Brighton and for its quirky and specialist retailers, cafes, restaurants and bars. This area benefits from a high footfall at all times of the year but is enhanced over the weekends and holiday seasons by locals and tourists. Only 0.3 miles from Brighton Train Station which provides regular services to London and other areas in Sussex. Nearby retailers include Infinity Foods, Bromptons Opticians, Cornish Pasty Shop and DOWSE.

Tenure

The property is available by way of an effective FR&I lease assignment for a term of 10 years from 16th July 2021 to 15th July 2031. We understand that the current passing rent is £25,000 per annum exclusive, rental payments are made quarterly in advance, there is an open market upward only rent review 16th July 2026 and every 5th year anniversary date thereafter, a tenant only break clause applies on 16th July 2026 subject to 6 months prior written notice, and the lease has been granted inside of the LTA 1954.

Agents Note

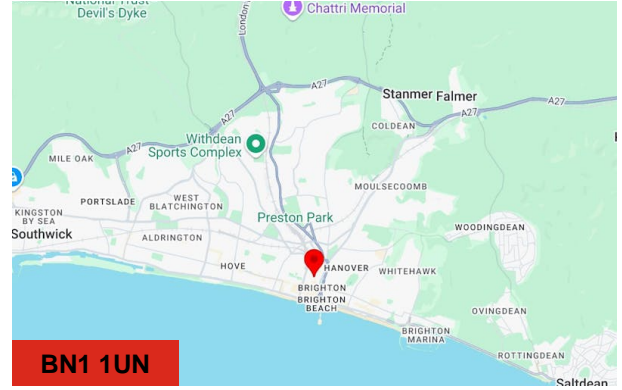
The Landlord may consider granting a new lease in line with current market rents, further information available upon request.

Premium

Please note that a premium will be payable to the existing tenant for the fixtures, fittings, and goodwill of the property. Offers are invited at a guide price of £30,000.

Business Rates

According to the Valuation Office Agency website, the property has a rateable value of £19,500.



Viewing & Further Information



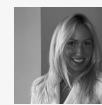
James Haywood

01273 321 123
jhb@gsp.uk.com



Erin Mann

01273 321 123
em@gsp.uk.com



Chelsea Adams

01273 267 226
CA@gsp.uk.com