

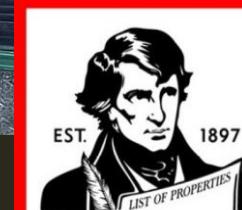
Prime E Class Unit in Central Brighton

TO LET



13 DUKE STREET, BRIGHTON

EAST SUSSEX, BN1 1AH



**GRAVES
SON &
PILCHER**

01273 321 123

GSP.UK.COM

Location

Situated in the heart of Brighton in the desirable location of Duke Street, a popular pedestrianised street close by to The Lanes. Brighton station and seafront are a short walk north and south and local traders include; Nando's, The Ivy, Trading Post, Browns and Woodies.

Accommodation

A chance to occupy this sought-after E class premises in one of Brighton's most desirable locations which would suit a variety of commercial traders. The accommodation is configured over four floors and comprises open plan floor plates with lower ground floor preparation kitchen. W/C facilities can be found on the first floor.

Ground Floor	377 sq ft / 35.02 sq m
Lower Ground Floor	233 sq ft / 21.65 sq m
First Floor	194 sq ft / 18.02 sq m
Second Floor	219 sq ft / 20.35 sq m
Total Accommodation	1,023 sq ft / 95.04 sq m

Terms

A new full repairing and insuring lease for a term to be agreed at a commencing rental of £46,500 per annum exclusive, subject to rent reviews at appropriate intervals. The incoming tenant is to make a contribution of £750 plus VAT towards the landlords legal fees.

Rateable Value - £39,000

EPC - E 103

amenities and services not tested
all measurements are approximate

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



**GRAVES
SON &
PILCHER**

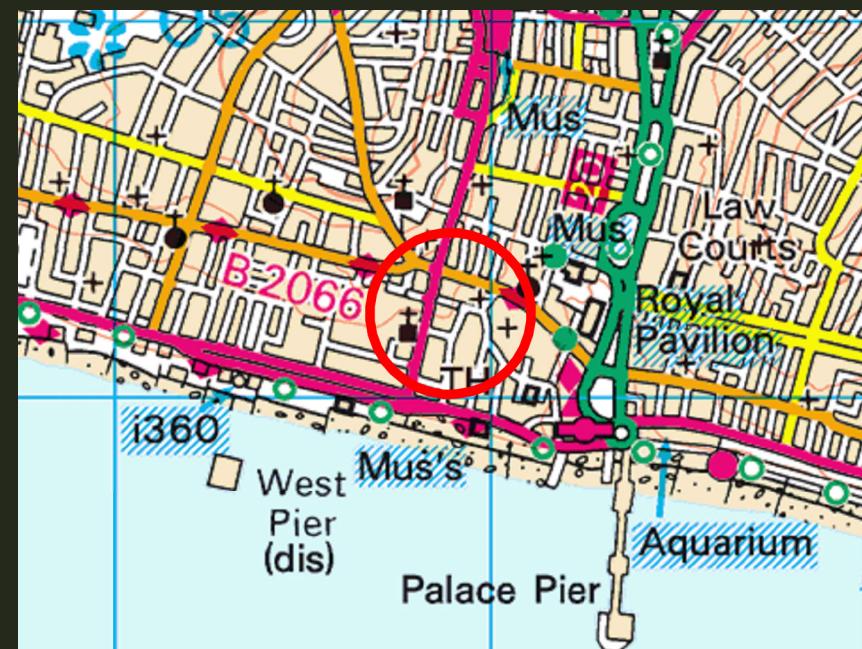
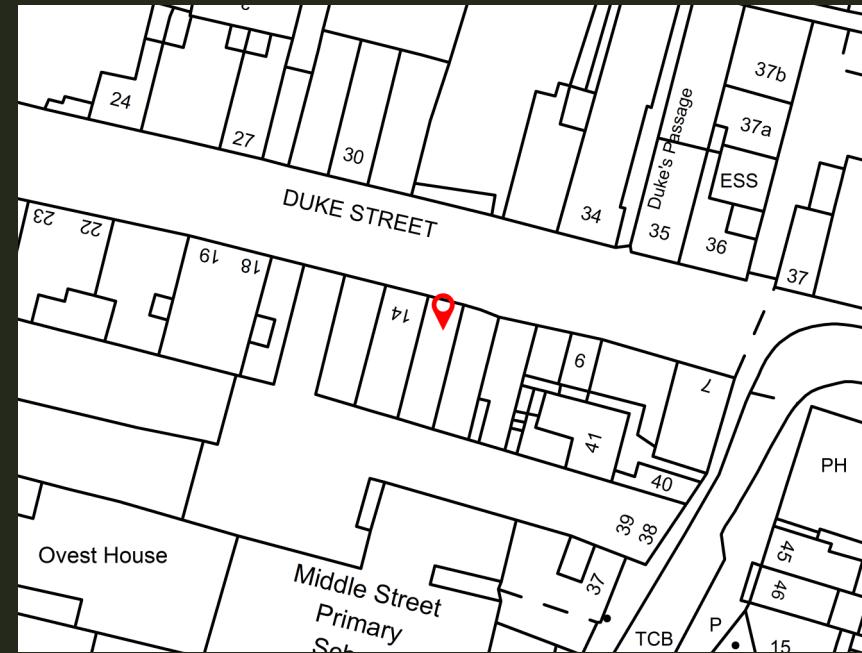
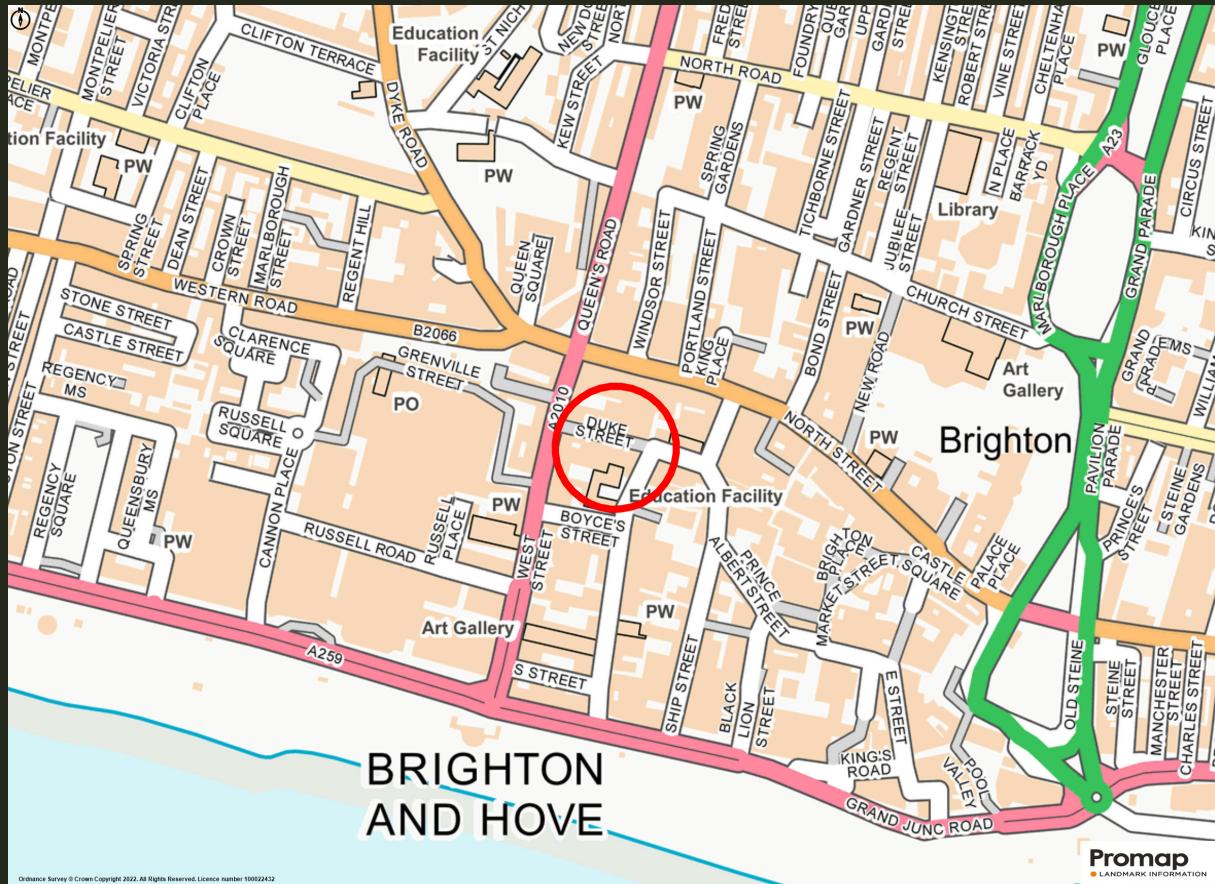
01273 321 123

www.gsp.uk.com



Graves Son & Pilcher for themselves and for the vendor or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property. The mention of services, heating / cooling systems, appliances or other plant / amenities does not imply they are tested or in working order. Prospective occupiers or purchasers should make their own investigations before finalising any agreement to lease or purchase.





**GRAVES
SON &
PILCHER**

01273 321 123 www.gsp.uk.com

Graves Son & Pilcher for themselves and for the vendor or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property. The mention of services, heating / cooling systems, appliances or other plant / amenities does not imply they are tested or in working order. Prospective occupiers or purchasers should make their own investigations before finalising any agreement to lease or purchase.

