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**Commercial & Residential Estate Agents, Surveyors, Valuers & Property Managers**

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# IN SOUGHT AFTER SEVEN DIALS LOCATION LOCK-UP SHOP PREMISES TO LET



**110 DYKE ROAD, BRIGHTON, BN1 3TE**

Situated in the busy sought after Seven Dials area, and serving the densely populated surrounding areas (see location plan overleaf). Nearby occupiers include The Co-operative, Subway and Small Batch Coffee. This shop premises has operated as a dispensing chemist for many years and briefly comprises:

<b>Ground Floor</b>	width <b>16'7</b> (5.05m), overall depth <b>29'7</b> (9.02m) providing a sales area of <b>442ft<sup>2</sup></b> (41.06m <sup>2</sup> )
<b>Ground Floor Rear</b>	1 rear room and WC
<b>Basement</b>	comprising 4 storage areas <b>485ft<sup>2</sup></b> (45.06m <sup>2</sup> ) WC
<b>Small Yard</b>	accessed via Prestonville Road

All measurements are approximate

Services & amenities not tested

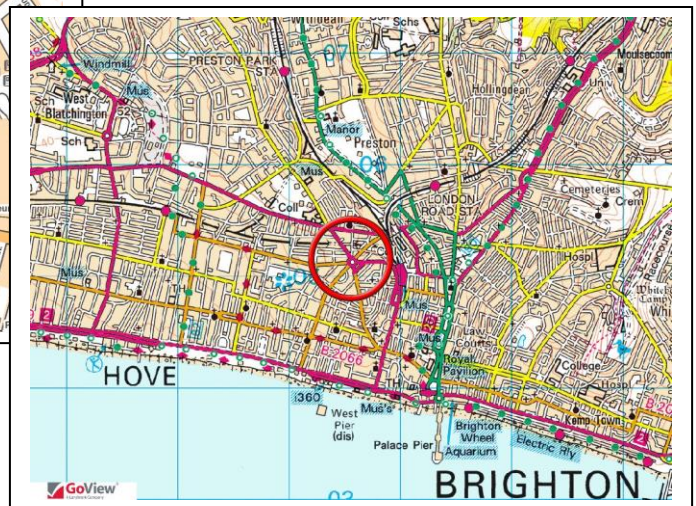
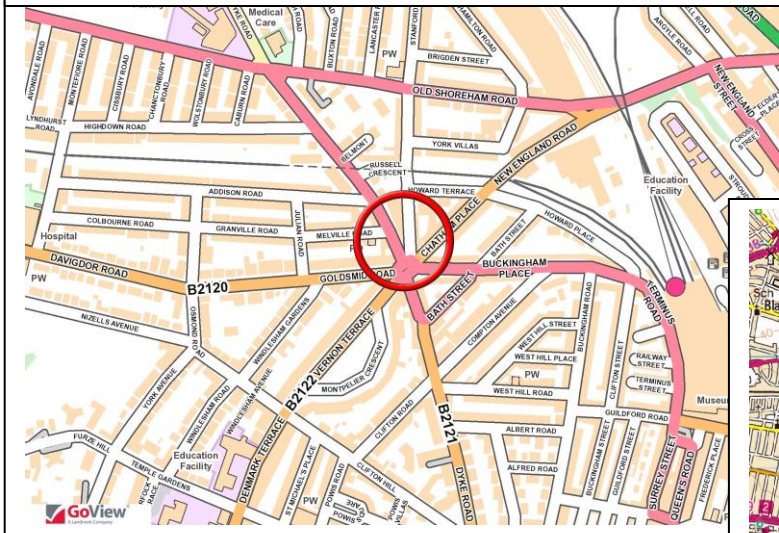
Rateable Value: £15,750

EPC Applied for

The premises are **TO LET** on a new lease for a term to be agreed and subject to rent reviews at appropriate intervals. Offers of rental are invited in the region of **£17,500 per annum**, exclusive.

**NO PREMIUM**

Viewing by strict appointment with LETTING AGENTS, **GRAVES SON & PILCHER LLP.**



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