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

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# CITY CENTRE LOCATION SHOP PROPERTY LEASE FOR SALE



## **5 BRIGHTON PLACE, BRIGHTON**

Situated between the famous Lanes and the prime retail thoroughfare of East Street in a semi pedestrianised location in an area that benefits from enhanced pedestrian count during the weekends and tourist seasons (see location plan overleaf). The premises which are Grade II listed briefly comprise:

### **Building Frontage 11'10"** (3.61m)

#### **Ground Floor Shop**

width **11'2"** (3.4m) narrowing to **7'8"** (2.33m), depth **17'8"** (5.38m) providing a sales area of **208ft<sup>2</sup>** (19.32m<sup>2</sup>)  
rear room (including kitchen) in all **57ft<sup>2</sup>** (5.3m<sup>2</sup>)  
WC

#### **Basement**

store room **118ft<sup>2</sup>** (10.96m<sup>2</sup>)

#### **First Floor**

one room **113ft<sup>2</sup>** (10.5m<sup>2</sup>)

#### **Second Floor**

one room **142ft<sup>2</sup>** (13.19m<sup>2</sup>)

All measurements are approximate

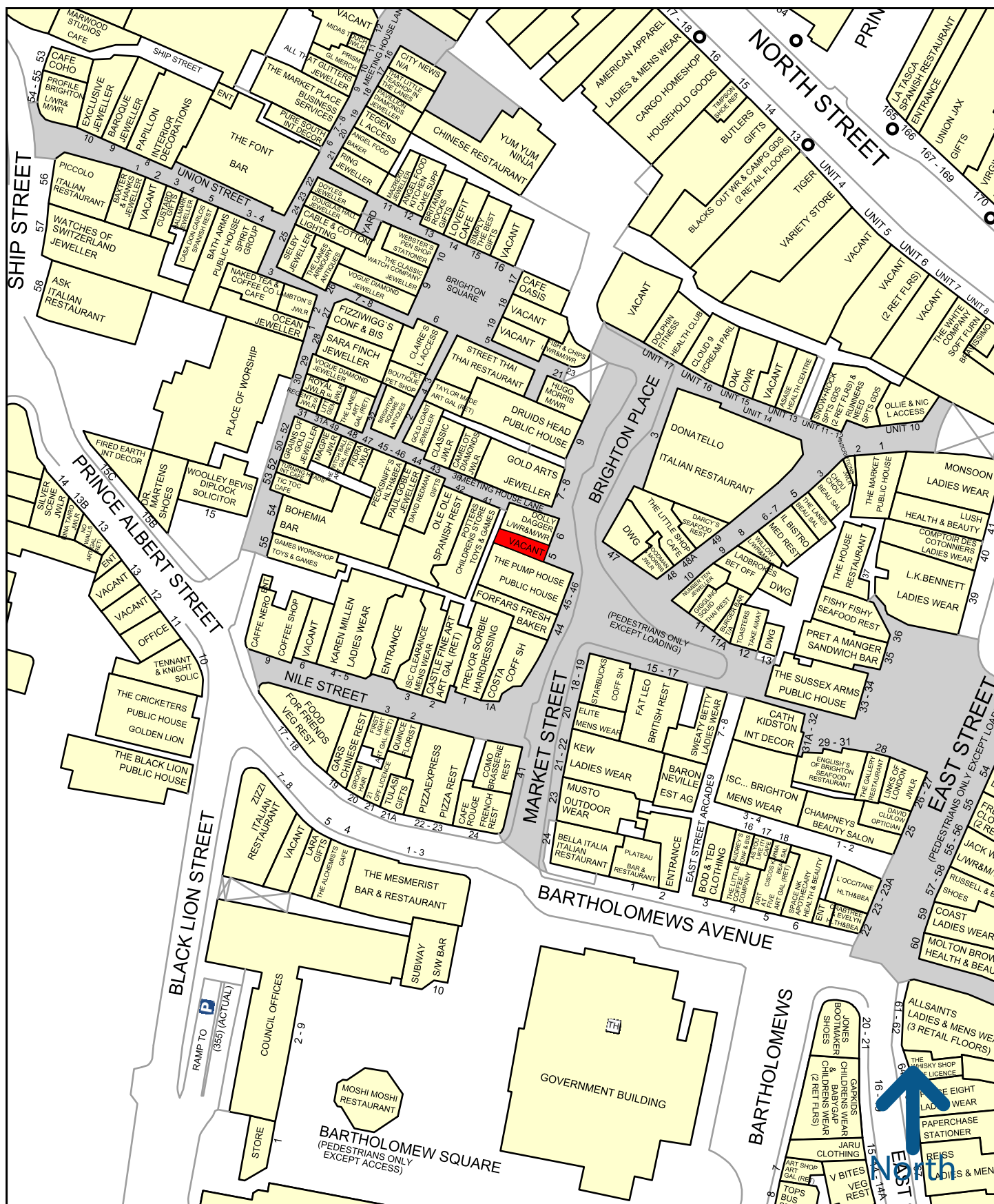
Services not tested

Rateable Value: £11,250

The premises are held on a lease for a term of 10 years from 27 August 2010 at a present rental of **£17,000 per annum** exclusive subject to rent review in August 2015.

**OFFERS** are invited in the region of **£15,000** for the **LEASEHOLD** interest

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



50 metres

Experian Goad Plan Created: 19/05/2014  
Created By: Graves Son and Pilcher LLP

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