

PRIME RETAIL UNIT TO LET



15 EAST STREET

BRIGHTON BN1 1HP



01273 321 123

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Location

Situated in the heart of central Brighton and close to the historic Lanes, one of Brighton's premier retail thoroughfares. Brighton seafront, Royal Pavilion and Brighton Town Hall are all in close proximity. Nearby notable operators include Hugo Boss, Russell & Bromley, Castle Fine Arts, MAC, Toni & Guy, GAP Children and Reiss.

Accommodation

A chance to acquire this rarely available E class premises in the heart of central Brighton which would suit a variety of commercial traders. The accommodation is split over two floors and comprises of lower ground floor stores and ground floor sales area. Timber flooring is throughout with pendant lighting, 12' glass frontage, staff WC and kitchenette area.

Ground floor retail area	328 ft ²	30.4 m ²
Lower ground floor store	415 ft ²	38.5 m ²
Total Floor Area	743 ft	69.2 m²

Terms

A new effective full repairing and insuring lease for a term to be agreed at a commencing rental of **£20,000 per annum** exclusive and subject to rent reviews at appropriate intervals. Each party to be responsible for their own legal fees.

Rateable Value £24,000

EPC applied for

amenities & services not tested
all measurements are approximate

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



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