



## Prime Double Fronted E Class Premises

**3 & 20 Brighton Square**  
Brighton, BN1 1HD

Class E Retail / Leisure

**TO LET**

**1,644 sq ft**  
(152.73 sq m)

- Double fronted E Class premises
- Alcohol licence for on and off site sales
- Within the heart of Brighton Lanes

# 3 & 20 Brighton Square, Brighton, BN1 1HD

## Summary

Available Size	1,644 sq ft
Rent	£52,000 per annum
Business Rates	Upon Enquiry
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Description

An opportunity to occupy this prominent double fronted E class premises in Brighton Square, Brighton, one of the main commercial thoroughfares within the city centre. The premises is configured as open plan ground floor sales area with basement storage and w/c facilities. The accommodation also benefits from an alcohol licence for on and off site sales. Please note, it is possible to split the accommodation to create two units of 650 sq ft and 994 sq ft, subject to terms

## Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground Floor	1,382	128.39
First Floor	262	24.34
<b>Total</b>	<b>1,644</b>	<b>152.73</b>

## Location

Situated in Brighton Square, a busy pedestrianised area within the heart of Brighton Lanes. The area benefits from strong footfall at all times of the year but is enhanced during holiday seasons. Traders close by include Coppa Club, Donatello, Burger & Lobster and Dishoom Permit Room.

## Terms

A new effective full repairing and insuring lease, by way of a service charge, for a term to be agreed at a commencing rental of £52,000 per annum exclusive and subject to rent reviews at appropriate intervals. Each party is to be responsible for their own legal fees.

## Rateable Value

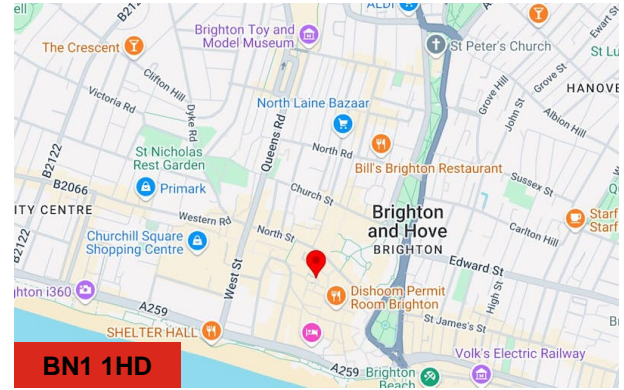
To be assessed

## EPC

To be assessed

## Viewings

Viewing by appointment through Graves Son & Pilcher or joint agent Graves Jenkins.



## Viewing & Further Information



**James Haywood**

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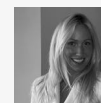
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