

# PRIME RETAIL UNIT TO LET



28 BOND STREET

BRIGHTON BN1 1RD



**GRAVES  
SON &  
PILCHER**

01273 321 123

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## Location

Situated in one of Brighton's premier commercial thoroughfares and close to the junction with Church Street and North Street, forming part of the vibrant and diverse North Laine. Benefiting from high footfall from tourists and locals with numerous amenities close by including, bars, hotels, car parks and frequent bus services.

## Accommodation

A chance to acquire this prime retail premises in the heart of the North Laine area which would suit a variety of commercial traders. The accommodation is configured over ground and lower ground floor with open plan sales area. Stairs to the rear of the property lead to the lower ground floor which is used for stock storage and office with rear kitchenette and WC.

	Sqft	Sqm
Lower Ground Floor	471	43.76
Ground Floor	485	45.06
<b>Total</b>	<b>956</b>	<b>88.81</b>

## Terms

A new full repairing and insuring lease for a term to be agreed at a commencing rental of **£30,000 per annum** exclusive, subject to rent reviews at appropriate intervals. Each party is to be responsible for their own legal fees.

**Rateable Value** £25,000

**EPC Rating** C-67

Viewing by appointment with sole letting agent **Graves Son & Pilcher LLP**

amenities and services not tested  
measurements are approximate and net internal

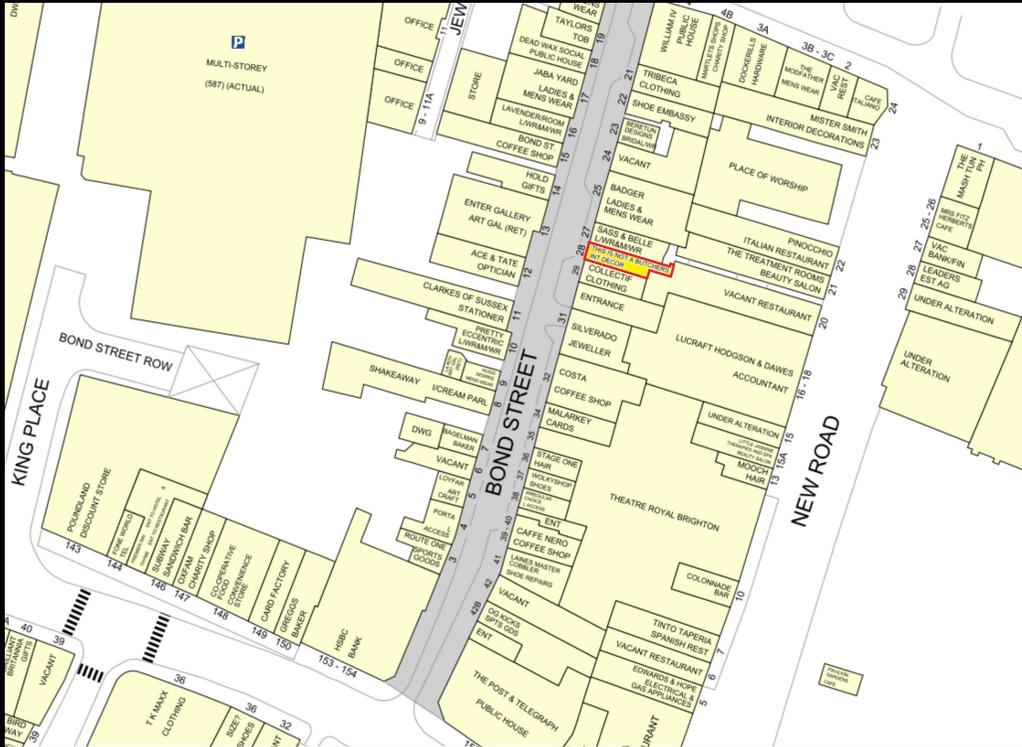


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