

RETAIL UNIT

TO LET



32 COOMBE ROAD

BRIGHTON BN2 4AD



**GRAVES
SON &
PILCHER**

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GSP.UK.COM

Location

Situated just off the A270 Lewes Road, one of the main roads leading into and out of Brighton City Centre is this end of terrace premises within a popular parade of shops. Lewes Road has recently experienced major investment with the regeneration of Preston Barracks comprising 350+ new homes, new student accommodation and office/innovation space.

Accommodation

A chance to occupy this ground floor shop which is currently trading as a café/deli and would suit a variety of commercial users. The accommodation has been recently refurbished with an open plan layout, strip and spot lighting, laminate effect timber flooring, small rear yard which leads to a single use w/c and decked area to the front.

Approximate net internal floors areas are:

Ground Floor Sales

203 ft²

18.86 m²

Terms

The premises are held on an effective full repairing and insuring lease for a term of 5 years from 2021 at a passing rent of £7,200 per annum exclusive.

amenities and services not tested
all measurements are approximate

Premium

Offers are invited on a guide premium of £22,500 for the leasehold interest plus fixtures and fittings. A full inventory is available on request.

Rateable Value £3,950

EPC Applied for

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



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