

PRIME RETAIL PREMISES

TO LET



9 EAST STREET

BRIGHTON BN1 1HP



**GRAVES
SON &
PILCHER**

01273 321 123

GSP.UK.COM

Location

Situated in one of Brighton's premier retail thoroughfares and close to the Lanes, Brighton seafront and Royal Pavilion. National operators include Pitcher and Piano, Toni & Guy, Hugo Boss, Reiss, MAC, Russell & Bromley and Moulton Brown.

Accommodation

The retail unit is configured as open plan with floor to ceiling glass frontage, laminate flooring and fluorescent strip lighting. There is rear access to an outside WC and shared twitten leading to Kings Road.

| | | | |
|---------------------------|-------------------------------------------------|---------------------------|---------------------------|
| Ground Floor Shop | Max internal width 11'9; Max internal depth 36' | 356 ft ² | 33.0 m ² |
| Lower Ground Floor | | 384 ft ² | 35.7 m ² |
| Total Floor Area | | 740 ft² | 68.7 m² |

Terms

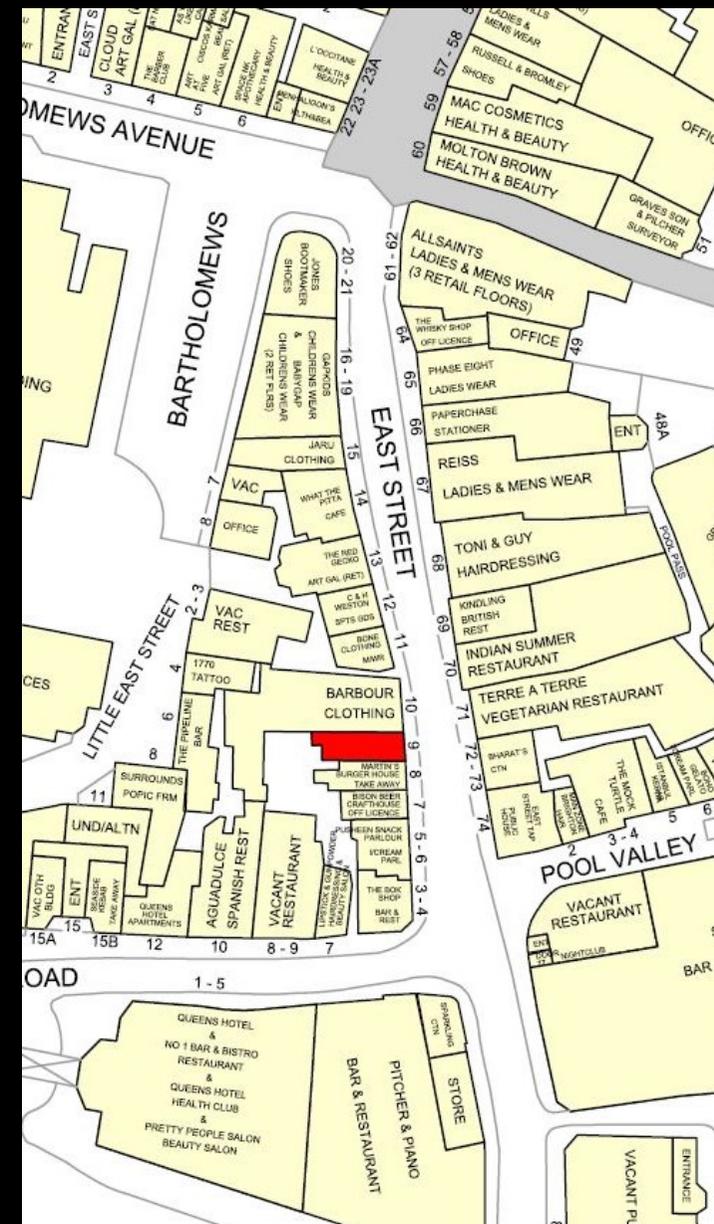
The premises are available **TO LET** on a new lease for a term to be agreed, at a rental of **£20,000 +VAT per annum** (to be contracted outside of the Landlord & Tenant Act 1954 Sections 24 - 28).

Rateable Value £18,500

EPC C-55

services not tested
all measurements are approximate

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



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