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Commercial & Residential Estate Agents, Surveyors, Valuers & Property Managers

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CITY CENTRE LOCATION within BRIGHTON'S FAMOUS LANES LOCK-UP SHOP – TO LET



12 BRIGHTON SQUARE, BRIGHTON

Situated in this central location in an area renowned for its specialist retailers and where pedestrian activity is particularly enhanced during the tourist seasons. The Lanes lie between the retail thoroughfares of East Street and North Street (see location plan overleaf). The premises briefly comprise:

Fascia Frontage 15'1 (4.6m)

Ground Floor Shop

width **15'2** (4.62m) overall depth **35'10** (10.92m)
providing a sales area of **490ft²** (45.52m²).

WC

All measurements are approximate

Services not tested

Rateable Value : £22,500

EPC applied for

The premises are held on a lease for a term of 10 years from June 2011 at a present rental of **£18,000 per annum** exclusive and subject to rent reviews in June 2015 and June 2019.

NO PREMIUM

Viewing by appointment with SOLE LETTING AGENTS, **GRAVES SON & PILCHER LLP**