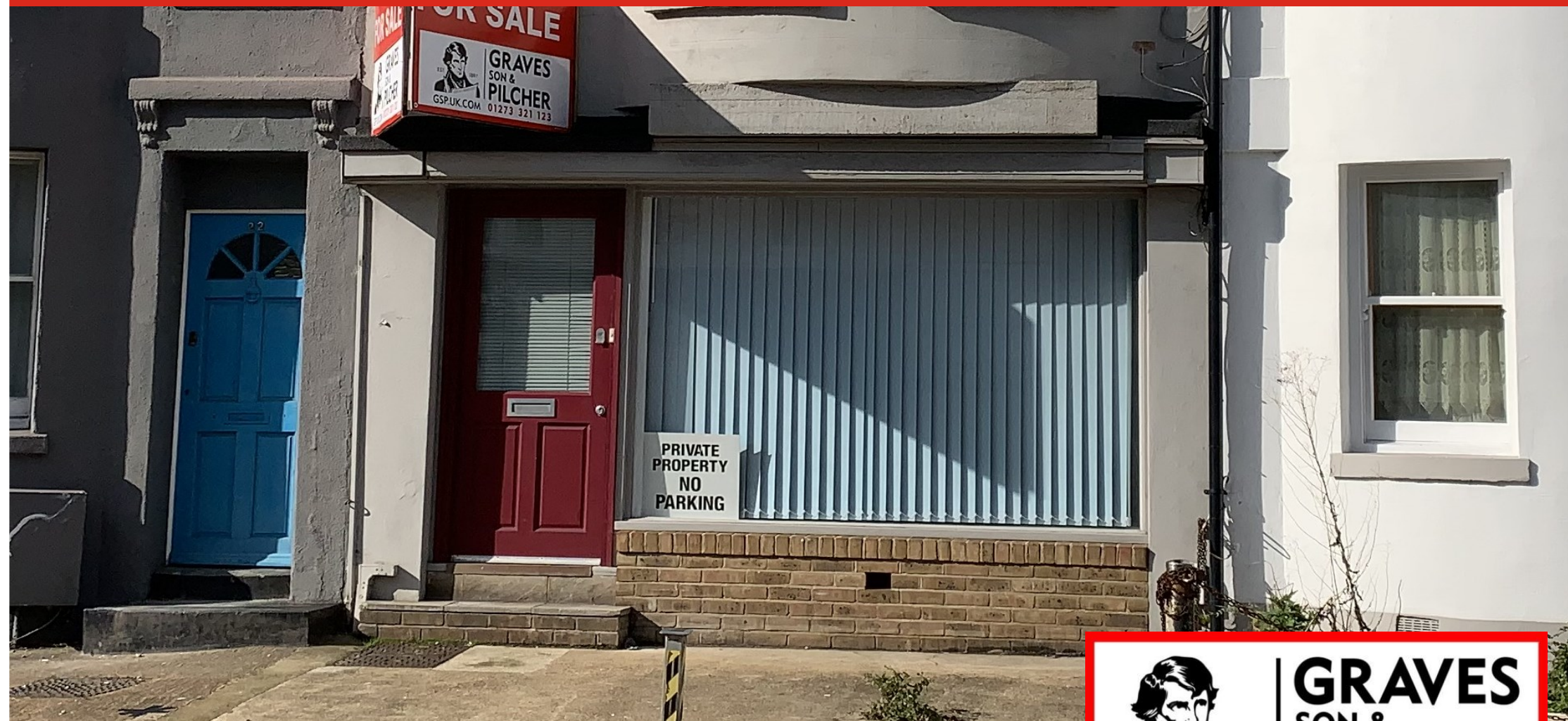


SHOP TO LET



23 SURREY STREET

BRIGHTON BN1 3PA



**GRAVES
SON &
PILCHER**

01273 321 123

GSP.UK.COM

Location

Situated on the western side of Surrey Street opposite Brighton Station this freehold is set in a prominent location benefitting from the busy thoroughfare with good footfall. The local area has established and popular individual retailers and amenities.

Nearby occupiers include Budgens, Café Coho, Pret a Manger, WH Smith, Marks & Spencer Food, Tesco Express, Sainsbury's Local, Hotel Ibis and Fitness First.

Accommodation

Ground Floor commercial premises comprising:

Retail area with kitchen, shower, WC, tiled floor, electric heating

403 ft²

37.5 m²

Terms

A new lease is available for a term to be negotiated at a commencing rental of £14,500 per annum, exclusive.

Each party to be responsible for their own legal costs.

Rateable Value £5,900

EPC D-82

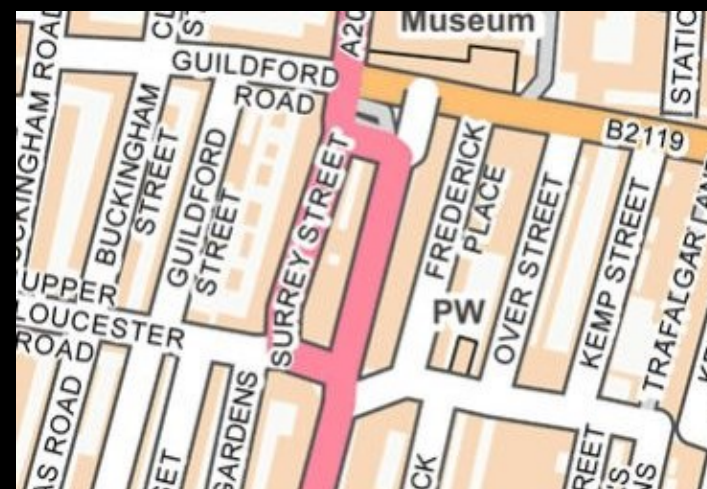
services not tested
all measurements are approximate & gross internal

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



01273 321 123

www.gsp.uk.com



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