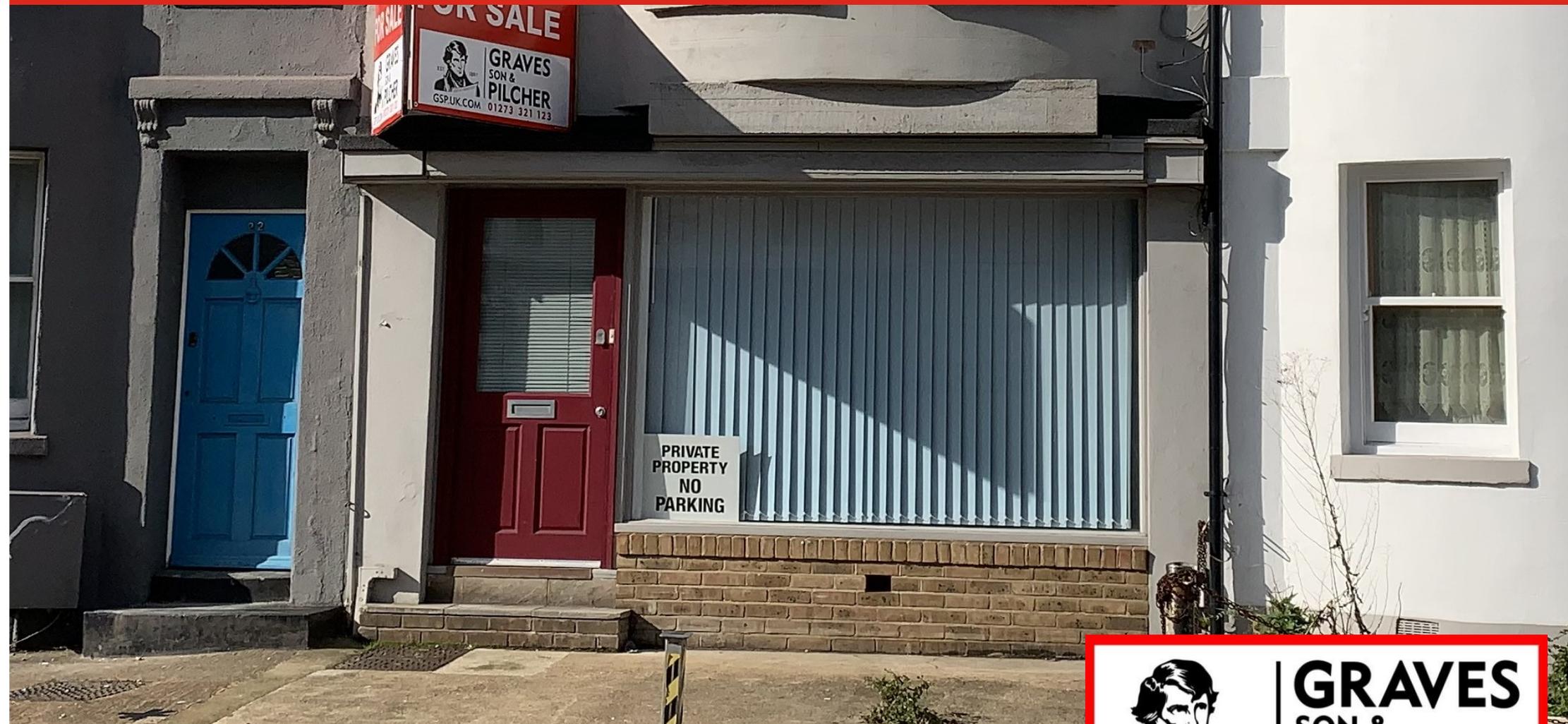


# SHOP TO LET



**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 ft <sup>2</sup>	37.5 m <sup>2</sup>
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## 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

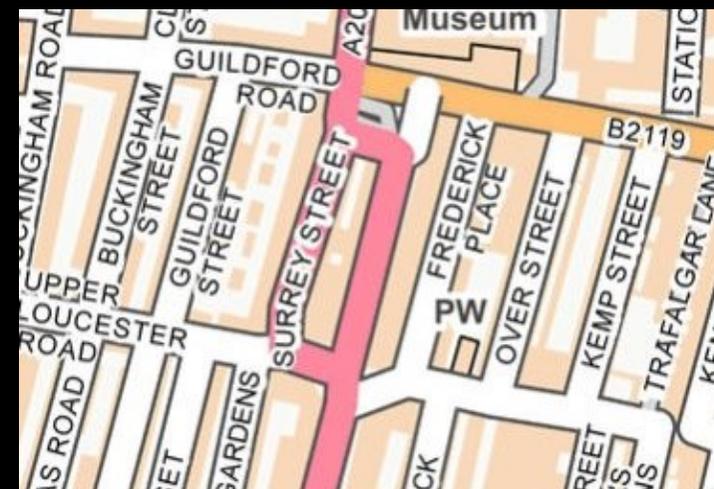
**EPC** D-82

services not tested  
all measurements are approximate & gross internal

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



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