



## Location

Situated in the historic city centre of Brighton amongst vibrant public realm and at the heart of the cultural quarter. New Road is a wide shared thoroughfare which links the Royal Pavilion Estate, the Brighton Dome Arts and Museum complex, and numerous other entertainment, theatre, restaurant and hospitality venues.

## Accommodation

A chance to acquire this prime retail premises in the heart of Brighton which would suit a variety of commercial traders. The accommodation is configured over ground and lower ground floor with open plan sales area and separate office and store to the rear. Stairs lead to the lower ground floor which is currently used for stock storage and office with kitchenette and WC.

<b>Ground Floor</b>	815 ft <sup>2</sup>	76 m <sup>2</sup>
<b>Lower Ground Floor</b>	372 ft <sup>2</sup>	34 m <sup>2</sup>
<b>TOTAL</b>	<b>1,187 ft<sup>2</sup></b>	<b>110 m<sup>2</sup></b>

## Terms

A new full repairing and insuring lease for a term to be agreed at a commencing rental of £35,000 per annum exclusive, subject to rent reviews at appropriate intervals. Each party is to be responsible for their own legal fees. The property may be elected for VAT and therefore VAT may be payable on the terms quoted.

**Rateable Value** £20,500

**EPC Rating** 117 - E (entire property)

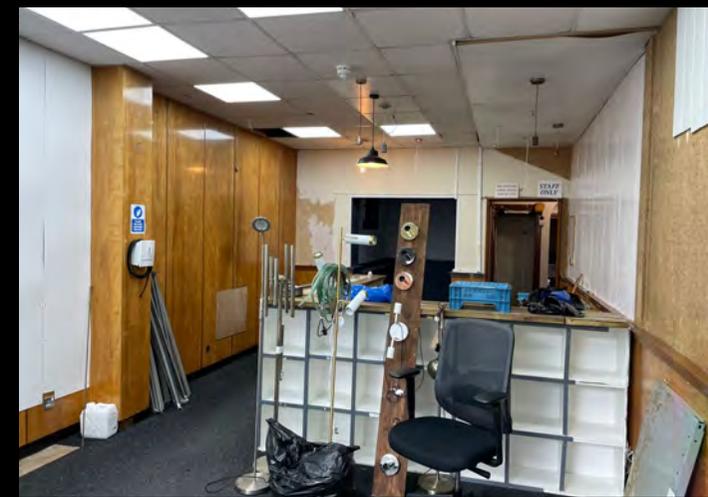
Viewing by appointment with sole letting agent **Graves Son & Pilcher LLP**

amenities and services not tested  
measurements are approximate and gross internal



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