

# PRIME RETAIL UNIT

# TO LET



**93 ST GEORGE'S ROAD**

**KEMPTOWN, BRIGHTON BN2 1EE**



01273 321 123

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## Location

Situated in the heart of Kempdown, Brighton on St George's Road and close to a number of restaurants, bars and local commercial occupiers. Royal Sussex County Hospital is to the north and Brighton seafront is within walking distance to the south.

## Accommodation

An opportunity to occupy this prime E class premises which would suit a variety of commercial traders. The accommodation has been fully refurbished and briefly comprises ground floor sales area and lower ground floor store / work space with access to an outside courtyard and WC.

<b>Ground Floor</b>	204 ft <sup>2</sup>	19.95 m <sup>2</sup>
<b>Lower Ground Floor</b>	253 ft <sup>2</sup>	23.50 m <sup>2</sup>
<b>Total Floor Area</b>	<b>457 ft<sup>2</sup></b>	<b>42.45 m<sup>2</sup></b>

## Terms

A new internal repairing and insuring plus shop frontage lease for a term to be negotiated at a commencing rental of **£12,000 per annum**, exclusive. The property may be elected for VAT. Each party is to be responsible for their own legal fees.

**Rateable Value** £5,700

**EPC Rating** E 115

amenities & services not tested  
all measurements are approximate

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



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