



## **Prime Return Frontage E Class Unit**

**19 Brighton Square**  
Brighton, BN1 1HD

**Class E Retail / Leisure, Retail**

**TO LET**

**286 sq ft**  
(26.57 sq m)

- Corner position in iconic Brighton Lanes
- Class E would suit a variety of commercial traders
- Open plan sales area
- High pedestrian flow



# 19 Brighton Square, Brighton, BN1 1HD

## Summary

Available Size	286 sq ft
Rateable Value	£16,750
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Description

Situated in a prominent corner location in the iconic Brighton Lanes. This E Class accommodation would suit a variety of commercial traders. The accommodation is configured as a ground floor open plan sales area. The unit benefits from a large return frontage.

## Accommodation

The accommodation comprises the following areas:

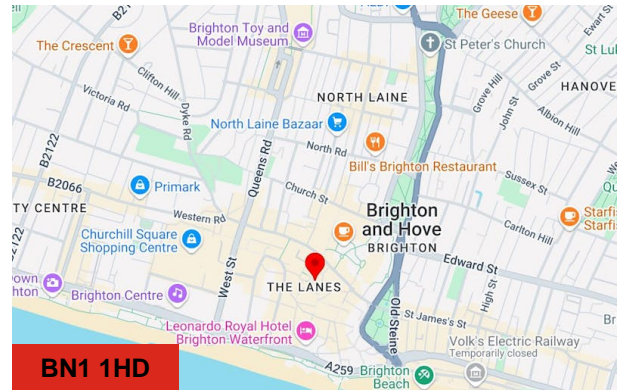
Description	sq ft	sq m
Ground Floor	286	26.57
<b>Total</b>	<b>286</b>	<b>26.57</b>

## Location

The property is situated in a prime retail position forming part of the wider Brighton Square development and linking the busy commercial trading area with Meeting House Lane. The area is renowned for its varied mix of business concerns with both local and national covenant strength occupiers located close by including The Coppa Club and Donatello's Restaurant. The area experiences high pedestrian flow from both tourists and local residents alike.

## Terms

The premises are held on an effective full repairing and insuring lease for a term of 10 years from 8th January 2023 at a current passing rent of £20,000 per annum exclusive of VAT.



## Viewing & Further Information



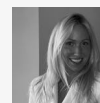
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