NORTH LAINE
RETAIL PREMISES

TO LET

6 BOND STREET

BRIGHTON BN1 1RP

GRAVES SON & PILCHER

EST. 1897 · LIST OF PROPERTIES

01273 321 123   GSP.UK.COM

Location

Situated in one of the North Laine premier commercial thoroughfares and close to the junction with North Street. Local traders include Café Nero, Shakeaway, Costa, Badger and William The Fourth Public House.

Accommodation

A chance to acquire this prime retail premises in the heart of the North Laine which would suit a variety of commercial users. Comprising a ground floor shop with lower ground floor basement store, forming part of a Grade II Listed building. Currently configured as open plan with spot track lighting, timber flooring and glass frontage. At lower ground floor level there are two store rooms, kitchenette and WC.

Ground floor retail area	242 ft²	22.4 m²
Lower ground floor store	230 ft²	21.3 m²
Total Floor Area	**472 ft**	**43.7 m²**

amenities & services not tested
all measurements are approximate

Terms

A new lease is available for a term to be negotiated at a commencing rental of **£27,500 per annum** exclusive. The property may be elected for VAT. Each party is to be responsible for their own legal fees.
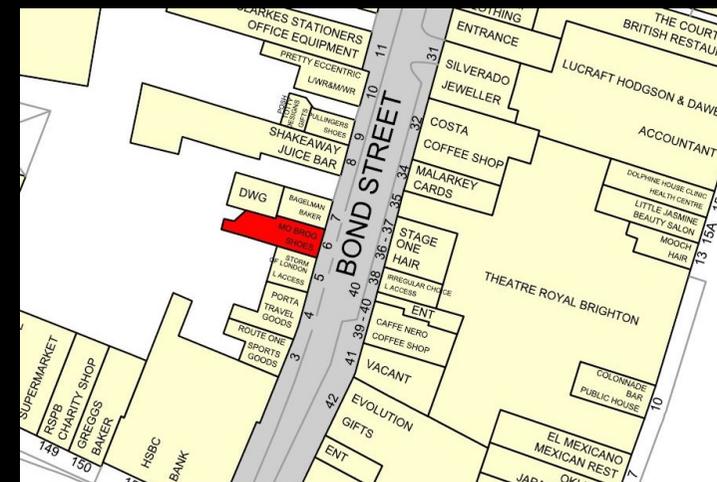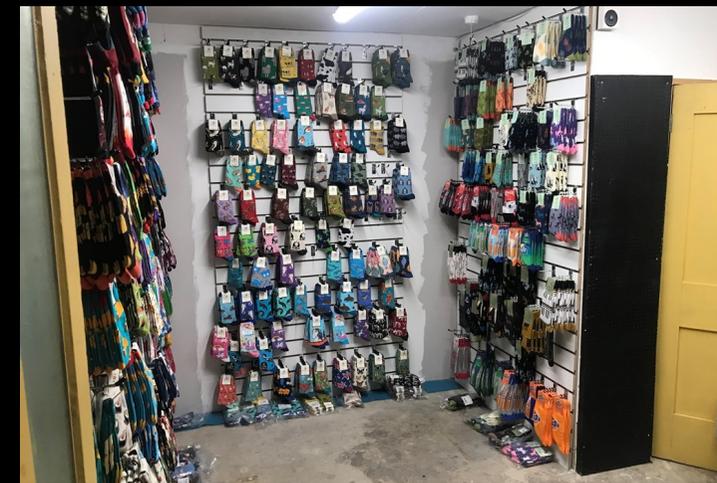
Rateable Value   £14,750

EPC   D - 96

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

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