

# NORTH LAINE RETAIL PREMISES

# TO LET



**6 BOND STREET**

**BRIGHTON BN1 1RP**



**GRAVES  
SON &  
PILCHER**

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## 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.

<b>Ground floor retail area</b>	242 ft <sup>2</sup>	22.4 m <sup>2</sup>
<b>Lower ground floor store</b>	230 ft <sup>2</sup>	21.3 m <sup>2</sup>
<b>Total Floor Area</b>	<b>472 ft</b>	<b>43.7 m<sup>2</sup></b>

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

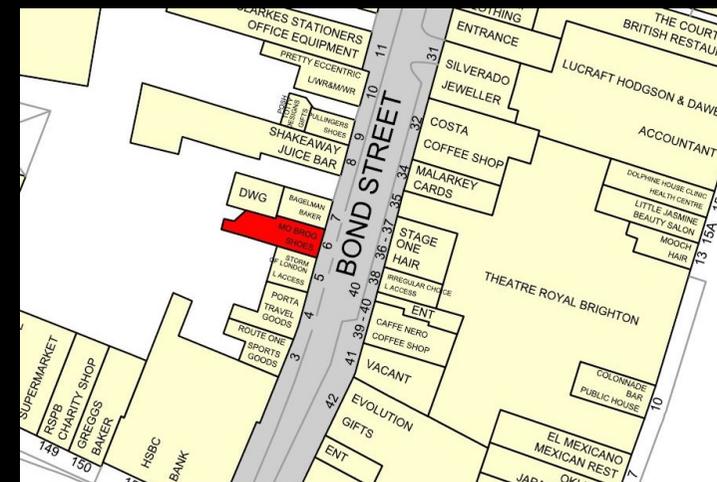
**EPC** D - 96

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



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