



## Prime Lock Up Class E Premises To Let

**126 Carden Avenue**  
Brighton, BN1 8NE

Retail

**TO LET**

**504 sq ft**  
(46.82 sq m)

- Located in a central position in Patcham
- Class E
- Would suit a variety of commercial uses
- Available for immediate occupation

## Summary

Available Size	504 sq ft
Rent	£10,000 per annum
Rateable Value	£4,700 According to the Valuation Office Agency website
Legal Fees	Each party to bear their own costs
EPC Rating	D (78)

## Description

A rare opportunity to occupy a lock up premises that would be suitable for a variety of commercial businesses. The property is set out over the ground floor and has a main trading areas with 2 separate offices, a WC and access to a small rear courtyard style garden.

## Location

The property occupies a prominent position along Carden Avenue, with nearby occupiers including a convenience store, a hair and beauty salon, a tanning salon and a roofing contractors office. The A27 and the centre of Brighton are both within easy reach of the property.

## Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Front sales area	181	16.82
Rear sales area	178	16.54
Office 1	73	6.78
Office 2	72	6.69
<b>Total</b>	<b>504</b>	<b>46.83</b>

## Tenure

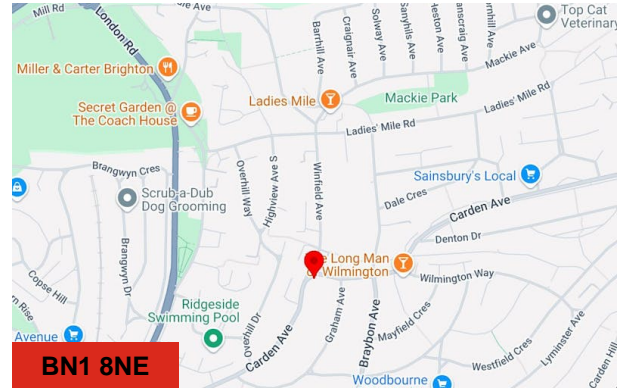
The property is available by way of a new effective full repairing and insuring lease, for a term to be negotiated and agreed. The commencing rent is £10,000 per annum exclusive, subject to rent reviews at appropriate intervals.

## VAT

Please note that the quoting terms may be subject to VAT.

## Business Rates

According to the Valuation Office Agency website, the property has a rateable value of £4,700.



## Viewing & Further Information



**James Haywood**

01273 321 123

jbh@gsp.uk.com



**Erin Mann**

01273 321 123

em@gsp.uk.com



**Chelsea Adams**

01273 267 226

CA@gsp.uk.com