



Class E Premises Available To Let By Way of Lease Assignment

1a Castle Square
Brighton, BN1 1EG

Retail
TO LET

378 sq ft
(35.12 sq m)

- Lease Assignment with Premium
- Class E, would suit a variety of commercial uses subject to Landlords prior approval
- Ground floor with basement storage
- Situated in a central and popular location

1a Castle Square, Brighton, BN1 1EG

Summary

Available Size	378 sq ft
Rateable Value	£10,500
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

A rare opportunity to occupy a Class E lock up shop that would be suitable for a variety of commercial businesses, subject to the landlords prior approval. The accommodation comprises an open plan ground floor sales area, a WC to the rear, and storage on the lower ground floors.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground Floor Front	101	9.38
Basement Floor Internal Storage	188	17.47
Basement Storage	89	8.27
Total	378	35.12

Location

The property occupies a prominent position along Castle Square which links directly to East and North Street, where occupiers such as COS, Pret A Manger, Lush, Hugo Boss, French Connection, Jo Malone, The White Company, Oliver Bonas, and Joe & The Juice can be found. There are a range of other quirky independent retailers, cafes, and restaurants close by. Brighton Palace Pier is approximately 0.2 miles away from the property.

Tenure

The property is available by way of an existing effective full repairing and insuring lease, from 29th September 2023 until 28th September 2038. The current passing rent is £15,000 per annum exclusive paid monthly, with rent reviews throughout the term of lease. A full copy of the lease is available to serious applicants upon request.

VAT

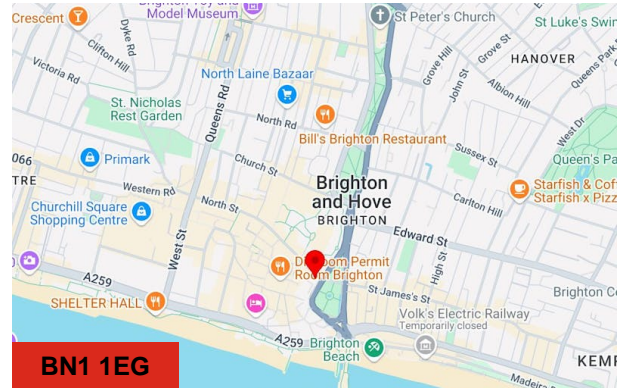
Please note that VAT may apply on the quoting terms.

Premium

Offers are invited for the goodwill of the property. Please note that all internal goods shall be removed and are not included.

EPC

To follow



Viewing & Further Information



James Haywood

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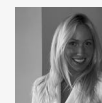
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