

LOCK-UP SHOP CENTRAL LANES LOCATION

TO LET



3 BRIGHTON SQUARE

BRIGHTON BN1 1HD



**GRAVES
SON &
PILCHER**

01273 321 123

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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, Watches of Switzerland, Hotel Chocolat and Donatello's Restaurant. The area experiences high pedestrian flow at all hours from both tourists and local residents alike.

Description

A recently refurbished prime retail property in the heart of the lanes. The premises benefits from a large glass frontage, air conditioning, intruder alarm system, electric security window shutter, WC and wash basin.

Ground Floor	290 ft ²	26.94 m ²
Total Floor Area	290 ft²	26.94 m²

Terms

A new full repairing and insuring lease for a term to be agreed at a commencing rental of £16,000 per annum exclusive, subject to rent reviews at appropriate intervals. Each party is to be responsible for their own legal fees.

Rateable Value £18,250

EPC Rating TBC

Viewing by appointment with agent **Graves Son & Pilcher LLP**

amenities and services not tested
measurements are approximate

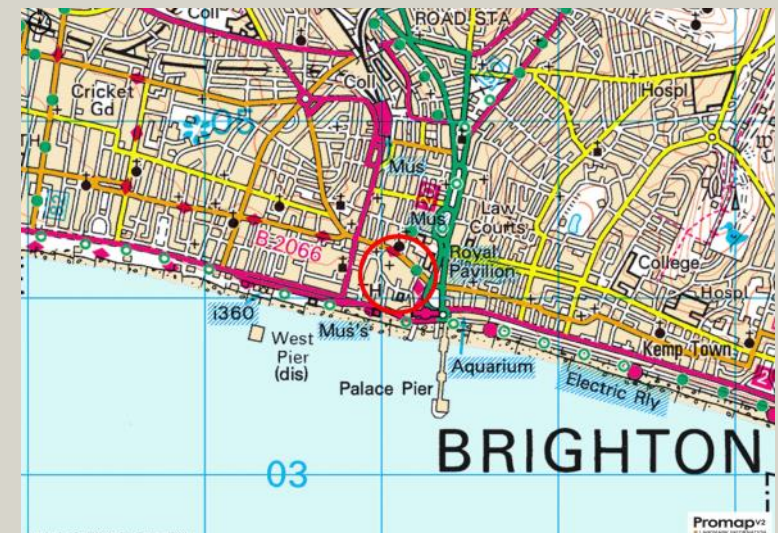


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