

PRIME RETAIL UNIT

TO LET



UNIT 1, 132-135 LEWES ROAD

BRIGHTON, BN2 3LG



**GRAVES
SON &
PILCHER**

01273 321 123

GSP.UK.COM

Location

Situated in the one of Brighton's main commercial thoroughfares and serving the densely populated surrounding areas. The area has benefitted from a great deal of development recently including The Plus X innovation Hub. Nearby occupiers include Pizza Hut, Ladbrokes, Machine Mart, Sainsburys and BP.

Accommodation

A chance to acquire this impressive retail premises which would suit a variety of commercial traders. The accommodation is configured over ground floor with open plan sales area, large glass frontage, separate kitchen, single use W/C, and tiled flooring.

Ground Floor

638 sq ft / 59.27 sq m

Terms

A new full repairing and insuring lease for a term to be agreed at a commencing rental of **£18,500 per annum exclusive**, subject to rent reviews at appropriate intervals. Each party is to be responsible for their own legal fees.

Rateable Value - £10,750

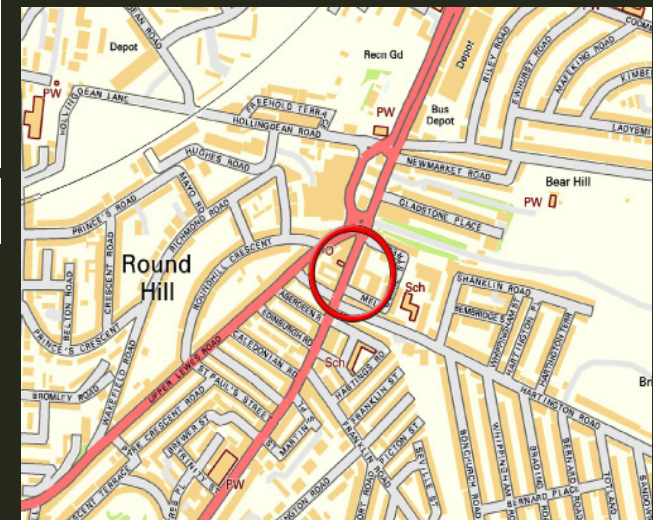
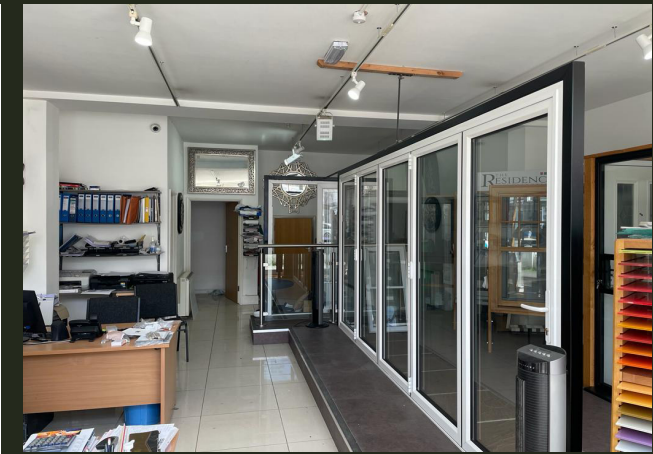
EPC - Applied For

amenities and services not tested
all measurements are approximate

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



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