



Prominent Retail Unit in North Laine To Let

34 Gardner Street
Brighton, BN1 1UN

Class E Retail / Leisure, Retail

TO LET

728 sq ft
(67.63 sq m)

- Located in a central position with the North Laines
- Class E
- Would suit a variety of commercial uses
- Available by way of a new lease with a premium payable to existing tenant
- Basement storage

Summary

Available Size	728 sq ft
Rent	£30,000 per annum Exclusive
Rateable Value	£19,500
VAT	Not applicable. We have been informed that VAT is not currently charged on top of the rent.
Legal Fees	Each party to bear their own costs
EPC Rating	B (32)

Description

A rare opportunity to occupy a Class E premises in the heart of the North Laine which would suit a variety of occupiers. Comprising of ground floor sales area, prep kitchen space behind the counter, rear storage and w/c facilities. The lower ground basement is split into 3 rooms, however, please note that this space has a low head height therefore is only suitable for storage. The property benefits from lino flooring on ground floor, spot track lighting and an air conditioning unit (not tested).

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground Floor Sales Area	244	22.67
Ground Floor Rear	92	8.55
Basement	392	36.42
Total	728	67.64

Location

Situated in the heart of the North Laine area of Brighton within a pedestrianised commercial thoroughfare. Renowned for being one of the premier trading locations within Brighton and for its quirky and specialist retailers, cafes, restaurants and bars. This area benefits from a high footfall at all times of the year but is enhanced over the weekends and holiday seasons by locals and tourists. Only 0.3 miles from Brighton Train Station which provides regular services to London and other areas in Sussex. Nearby retailers include Infinity Foods, Bromptons Opticians, Cornish Pasty Shop and DOWSE.

Tenure

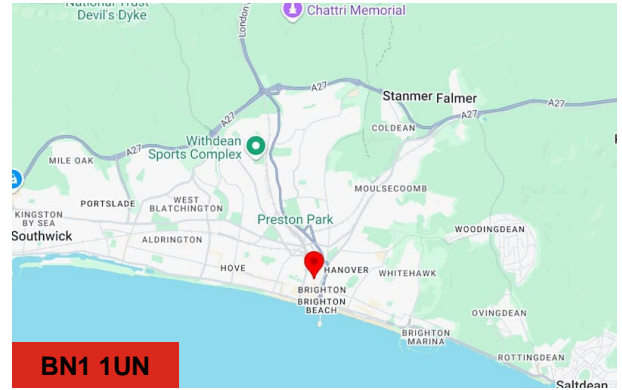
The property is available by way of a new effective FR&I lease for a term to be negotiated and agreed.

Premium

Please note that a premium will be payable to the existing tenant for the fixtures, fittings, and goodwill of the property. Offers are invited at a guide price of £30,000.

Business Rates

According to the Valuation Office Agency website, the property has a rateable value of £19,500.



Viewing & Further Information



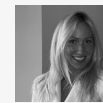
James Haywood

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