



Prime Retail Unit To Let With Self Contained 2 Bed Maisonette

**48 Market Street
Brighton, BN1 1HH**

Retail

TO LET

**282 sq ft
(26.20 sq m)**

- Situated in the heart of Brighton's historic Lanes
- Local traders include Donatello, The Breakfast Club, Giggling Squid, The Pump House Public House and The Druids Head Public House
- Retail unit with double frontage
- First and second floor maisonette (unmeasured)
- Period features

48 Market Street, Brighton, BN1 1HH

Summary

Available Size	282 sq ft
Rent	£30,000 per annum
Rateable Value	£21,500
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Configured as a ground and lower ground floor commercial shop with self contained 2 bedroom maisonette over.

The shop benefits from being configured as open plan with large double frontage, period features, lower ground floor workshop / store with kitchenette and WC.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Shop - Ground and Lower Ground Floor	282	26.20
Total	282	26.20

First and Second Floor Maisonette

The residential accommodation is accessed from Brighton Place and consists of first floor kitchen, lounge, WC and bedroom with shower facility. Stairs lead to bedroom 2 and main bathroom on the second floor. There are period features throughout.

Location

Situated in the heart of Brighton's historic Lanes in Market Street, one of Brighton's busiest commercial thoroughfares. Local traders include Donatello, The Breakfast Club, Giggling Squid, The Pump House Public House and The Druids Head Public House.

Terms

The premises are TO LET on a new full repairing and insuring lease, for a term to be agreed at an introductory commencing rental in the region of £30,000 per annum, exclusive, subject to rent reviews at appropriate intervals. VAT may be chargeable on the terms quoted. Each party is to be responsible for their own legal fees.

EPC

Shop - TBC

Maisonette - E51



Viewing & Further Information



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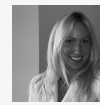
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