

# LOCK-UP SHOP

# TO LET



**80C ST JAMES'S STREET**

**BRIGHTON BN2 1PA**



**GRAVES  
SON &  
PILCHER**

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## Location

Situated on the south side of this popular trading thoroughfare linking the city centre to Kemp Town. Brighton seafront is a short walk away and numerous independent and national strength occupiers are in close proximity. These include; Morrison's, The Co-operative Food and Superdrug.

## Accommodation

A chance to acquire this prominent E class premises which would suit a variety of commercial traders. The accommodation is split over two floors and comprises of ground floor sales and lower ground floor storage / preparation / office or there is the potential to incorporate this space into a further sales area. Timber flooring is throughout the ground floor with tiled and laminate flooring at lower ground floor level, WC and large glass frontage.

Ground Floor Shop	245 ft <sup>2</sup>	22.7 m <sup>2</sup>
Lower Ground Floor	244 ft <sup>2</sup>	22.6 m <sup>2</sup>
<b>Total Floor Area</b>	<b>489 ft<sup>2</sup></b>	<b>45.4 m<sup>2</sup></b>

## Terms

A new internal repairing and insuring plus shop frontage lease for a term to be agreed at a commencing rental of **£10,000 per annum** exclusive and subject to rent reviews at appropriate intervals. Each party is to be responsible for their own legal fees.

**Rateable Value** £5,900

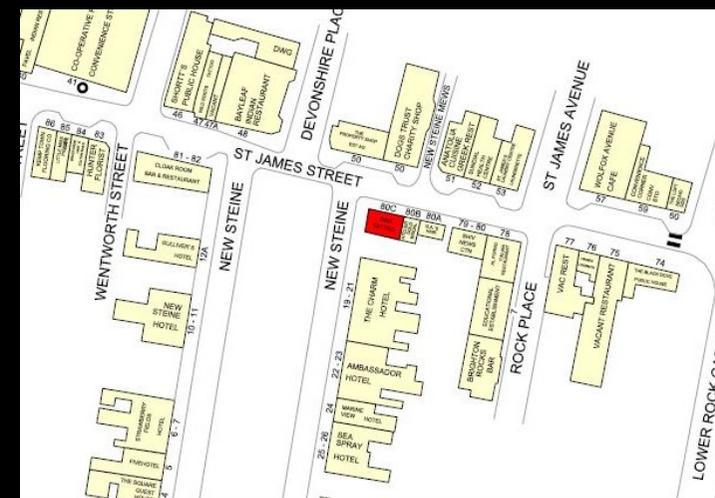
**EPC** Applied for

services not tested  
all measurements are approximate

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



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