

LOCK-UP SHOP

TO LET



80C ST JAMES'S STREET

BRIGHTON BN2 1PA



**GRAVES
SON &
PILCHER**

01273 321 123

GSP.UK.COM

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 ²	22.7 m ²
Lower Ground Floor	244 ft ²	22.6 m ²
Total Floor Area	489 ft²	45.4 m²

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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