

# PRIME RETAIL PREMISES

# TO LET



**6A KENSINGTON GARDENS,  
BRIGHTON, BN1 4AL**



**GRAVES  
SON &  
PILCHER**

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## Location

Situated in the heart of the North Laines within a pedestrianised commercial thoroughfare and being one of the premier trading locations within Brighton. Renowned 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.

## Accommodation

A rare opportunity to occupy this retail premises in the heart of the North Laines which would suit a variety of occupiers. Comprising of ground floor accommodation with large sales area, rear workshop and single use w/c facility plus rear yard. Timber and concrete flooring is throughout with strip and track spot lighting and glass frontage.

Approximate net internal floors areas are:

Total Ground Floor Accommodation	973 ft <sup>2</sup>	90.3 m <sup>2</sup>
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amenities and services not tested  
all measurements are approximate

## Terms

A new effective full repairing and insuring lease for a term to be agreed at a commencing rental of £35,000 per annum exclusive, subject to rent reviews at appropriate intervals. Each party is to be responsible for their own legal fees.

Please note, the premises is available from 28th December 2021.

**Rateable Value** £22,750

**EPC** Applied for



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



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