



Prime Class E Retail Premises To Let

23 Brighton Square
Brighton, BN1 1HD

Retail

TO LET

387 sq ft
(35.95 sq m)

- Located in a prime retail position in The Lanes
- Return glass frontage
- Attractive Shop
- Available for immediate occupation

23 Brighton Square, Brighton, BN1 1HD

Summary

Available Size	387 sq ft
Rent	£28,000 per annum Rent will be subject to VAT
Rateable Value	£19,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (106)

Description

Situated in the heart of The Lanes, opposite Donnatello's, in a popular retail thoroughfare. This prominent corner E Class accommodation would suit a retailer who is looking for a large shop frontage in the Brighton Lanes. Comprising of the main sales area, rear storage and w/c. Boasting a 34 ft glass frontage looking over vibrant Brighton Place.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Front Sales Area	368	34.19
Rear Storage Area (W/C unmeasured)	19	1.77
Total	387	35.96

Location

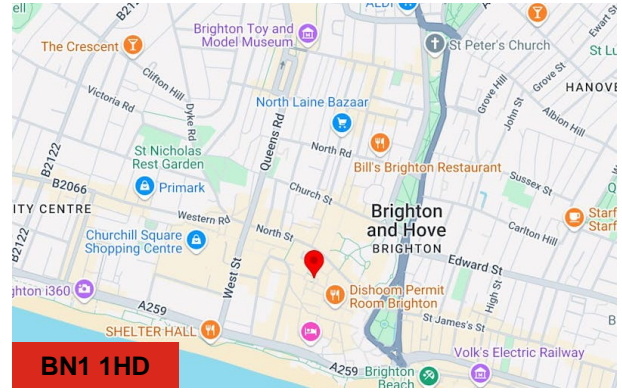
The property is situated in a prime retail position forming part of the wider Brighton Square development and linking the busy commercial trading area with Meeting House Lane. The area is renowned for its quirky and specialist retailers, cafes and restaurants. Nearby occupiers include The Coppa Club, Donatello's Restaurant, Giggling Squid, several independent jewellers and retailers. The area experiences high pedestrian flow from both tourists and local residents alike. Brighton Train Station is approximately 0.6 miles away which provides regular services to London and other areas in Sussex.

Terms

The premises are available TO LET on a new effective full repairing and insuring lease at a commencing rental of £28,000 per annum exclusive with terms to be negotiated and agreed. The rent will be subject to VAT. Each party is to be responsible for their own legal fees.

Viewings

Viewing by appointment through Sole Joint Agents Graves Son & Pilcher & Graves Jenkins.



Viewing & Further Information



James Haywood

01273 321 123

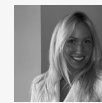
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