



Lock Up Shop Central Lanes Location To Let

4 Brighton Square
Brighton, BN1 1HD

Retail

TO LET

290 sq ft
(26.94 sq m)

- Prime retail position forming part of the wider Brighton Square development
- The area experiences high pedestrian flow at all hours from both tourists and local residents alike
- Recently refurbished

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Summary

Available Size	290 sq ft
Rent	£16,000 per annum
Rates Payable	£18,250 per annum
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

A recently refurbished prime retail property in the heart of the lanes. The premises benefits from a large glass frontage, air conditioning, intruder alarm system, WC and wash basin.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	290	26.94
Total	290	26.94

Location

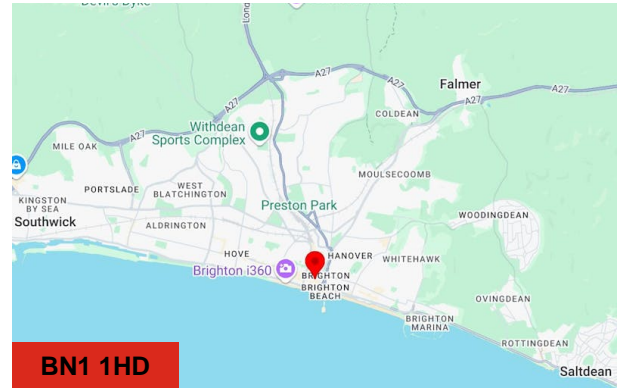
The property is situated in a prime retail position forming part of the wider Brighton Square development and linking the busy commercial trading area with Meeting House Lane.

The area is renowned for its varied mix of business concerns with both local and national covenant strength occupiers located close by including The Coppa Club, Watches of Switzerland, Hotel Chocolat and Donatello's Restaurant.

The area experiences high pedestrian flow at all hours from both tourists and local residents alike.

Terms

A new full repairing and insuring lease for a term to be agreed at a commencing rental of £16,000 per annum exclusive, subject to rent reviews at appropriate intervals. Each party is to be responsible for their own legal fees.



Viewing & Further Information



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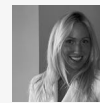
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