

# E CLASS UNIT

# TO LET



**12 OXFORD STREET**

**BRIGHTON BN1 4LA**



**GRAVES  
SON &  
PILCHER**

01273 321 123

GSP.UK.COM

## Location

Situated just off London Road, one of Brighton's main commercial thoroughfares and routes into and out of central Brighton. Oxford Street is also one of the main links between Ditchling Road and London Road. Local traders close by include The Bat & Ball public house, Greggs and Nationwide Building Society. The Pavilion Point – Brighton Student Accommodation development is within close proximity.

## Description

This prominent E class premises would suit a variety of commercial occupiers. The accommodation comprises an open plan ground floor sales area with first floor ancillary space, currently being utilised as a one bedroom non-self-contained flat. To the rear is a small yard.

<b>Ground Floor</b>	493 ft <sup>2</sup>	45.8 m <sup>2</sup>
<b>First Floor</b>	482 ft <sup>2</sup>	44.7 m <sup>2</sup>
<b>TOTAL</b>	<b>975 ft<sup>2</sup></b>	<b>90.5 m<sup>2</sup></b>

## Terms

A new full repairing and insuring lease for a term to be agreed at a commencing rental of **£15,000 per annum** exclusive, subject to rent reviews at appropriate intervals. Each party is to be responsible for their own legal fees.

**Rateable Value** £12,750

**EPC Rating** D - 86

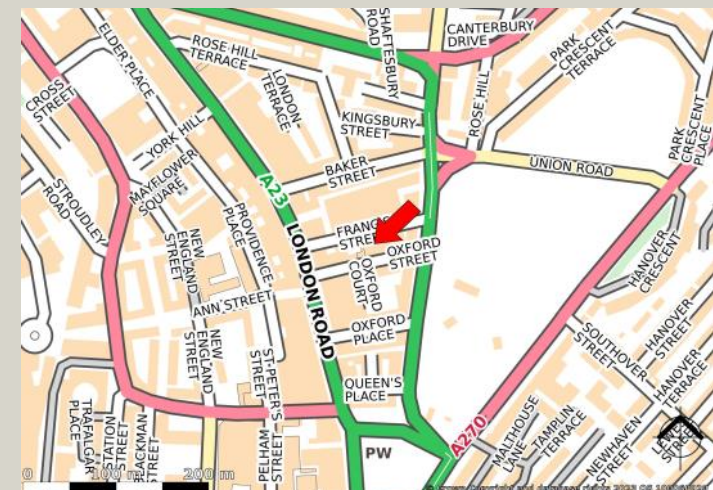
Viewing by appointment with sole agent **Graves Son & Pilcher LLP**

amenities and services not tested  
measurements are approximate



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