



**PRE LET OPPORTUNITY – Class E units with basement storage available To Let**

**10-13 St Georges Road**  
Kemptown, Brighton, BN2 1EB

**Class E Retail / Leisure, Retail**

**TO LET**

**523 to 611 sq ft**  
(48.59 to 56.76 sq m)

- Pre Let Opportunity
- New Lease terms available
- Approximate ground floor areas from 285 - 307 ft<sup>2</sup> (combined area of 592 ft<sup>2</sup>) with additional basement storage
- Shell and core condition ready for tenants to fit out
- Suitable for a range of different commercial uses, subject to the Landlords prior approval and any necessary planning consents required

# 10-13 St Georges Road, Kempdown, Brighton, BN2 1EB

## Summary

Available Size	523 to 611 sq ft
Rent	£13,000 per annum
Business Rates	Upon Enquiry
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Description

A great opportunity for new and established businesses to be based in the heart of Kempdown, close by to the popular Brighton seafront promenade. The property would ideally suit office type occupiers; however, other commercial uses may suit subject to gaining the Landlords prior consent and any necessary planning consents that may be required. The units are open plan in nature, with access to a communal WC to the rear and benefit from private basement stores. The units will be finished to a 'shell and core' condition ready for the tenants fit out.

## Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Unit 11 - Ground Floor	285	26.48
Unit 11 - Basement Room 1	184	17.09
Unit 11 - Basement Room 2	142	13.19
Unit 12 - Ground Floor	307	28.52
Unit 12 - Basement	216	20.07
<b>Total</b>	<b>1,134</b>	<b>105.35</b>

## Location

The units are positioned a prominent location in the heart of Kemp Town along St Georges Road, where many other quirky independent retailers, office occupiers, cafes, restaurants, and bars can be found. Royal Sussex County Hospital and Brighton College are located to the North, while Brighton seafront is within walking distance to the South.

## Rent

Unit 11 £13,000 per annum exclusive  
Unit 12 £15,000 per annum exclusive

## Tenure

The units are available by way of new Effective Full Repairing and Insuring leases, with terms to be negotiated and agreed.

## Service Charge

Please note that tenants will be liable to contribute towards the annual communal service charge budget, forecast figures to be provided shortly.

## VAT

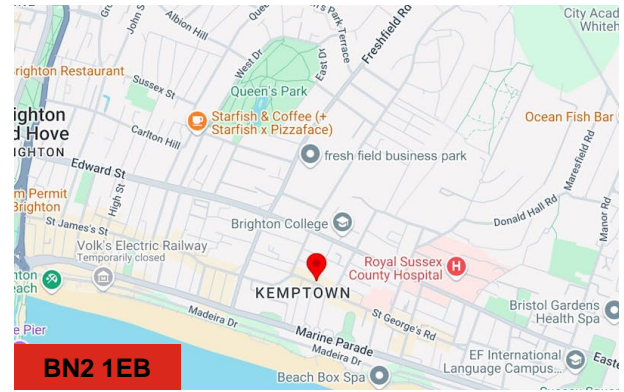
Please note that VAT may be charged on the quoting terms.

## Business Rates

Tenant to get property re rated by the local rates department once fit out works are complete.

## EPC

To follow



## Viewing & Further Information



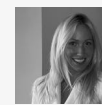
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