

## LEASEHOLD SHOP TO LET

**7 Duke Street, Brighton BN1 1AH**

### LOCATION:

The property is situated in the Old Town Conservation area between The Lanes and Churchill Square shopping centre. Duke Street effectively forms the pedestrian link between two distinct shopping areas. The street, which is predominantly pedestrianised, has a mix of fashion retailers and A3 users including **HEALS, OFFSPRING, WHISTLES, TIMBERLAND, PEGGS & SON** and **HONEST BURGERS**.

### DESCRIPTION:

A prominent corner premises ranged over ground and basement with a return frontage to Middle Street.

### ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Gross frontage	16'6"	5.05 m
Net frontage	16'	4.87 m
Internal width	20'4"	6.21 m
Shop depth	48.1"	14.66 m
Built depth	48'1"	14.66 m
Ground floor sales	498 sq ft	46.3 sq m
Basement storage	500 sq ft	46.4 sq m

### LEASE:

A new Lease will be offered for a minimum period of 5 years on effective full repairing and insuring term by way of a service charge.

### RENT:

£55,000 per annum exclusive of rates, VAT and all other outgoings.



### RATES:

**Rateable Value:** £51,500 UBR 50.4p (April 2019/2020).

### ENERGY PERFORMANCE CERTIFICATE:

**Certificate Reference Number:** 0950-0831-8439-2004-6006

The energy efficiency rating for this property is E 124

A full copy of the EPC can be viewed at:

[www.ndepcregister.com](http://www.ndepcregister.com)

### LEGAL COSTS:

Each side will be responsible for their own legal costs in respect of the transaction.

### VIEWING:

By prior appointment through joint letting agents Carr and Priddle on **01273 208010** or SHW on **01273 876 123**.