

RETAIL UNIT TO LET
63-64 St George's Road, Kemp Town
Brighton BN2 1EF

LOCATION:

The subject property is situated at the Eastern end of St George's Road on the southern side of the road close to the junction with Eaton Place. Whilst the surrounding area is predominantly made up of residential dwellings, Kemptown Village has a bustling centre with other nearby traders including Hartley's, Proud Cabaret, Pizzaface, Real Patisserie, The Co-Op, The Thomas Kemp & Metrodeco.

DESCRIPTION:

Shop unit accessed via steps arranged more particularly as follows.

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Net Frontage	27'7"	8.44 m
Gross Frontage	31'2"	9.51 m
Max Width	24'5"	7.47 m
Shop Depth	37'7"	11.49 m
Ground Floor	938 sq ft	87.14 sq m
Basement	460 sq ft	42.69 sq m
WC's		

LEASE:

Available by way of a new effective full repairing and insuring Lease for a term to be agreed.

RENT:

£17,500 per annum exclusive of rates, VAT and all other outgoings.

SERVICE CHARGE:

The Tenant will be responsible for 33% of the expenditure of the building.

RATES:

Rateable Value: £13,750 UBR 49.1p (April 2019/2020).



ENERGY PERFORMANCE CERTIFICATE:

Certificate Reference Number: 0991-9216-1630-2700-8903

The energy efficiency rating for this property is D 88.

A full copy of the EPC can be viewed at:

www.ndepcregister.com

PLANNING:

The premises previously traded as a cookery school and had a mixed planning consent of A1 & D1. Our clients have since obtained A1 consent under Planning Application BH2018/00409.

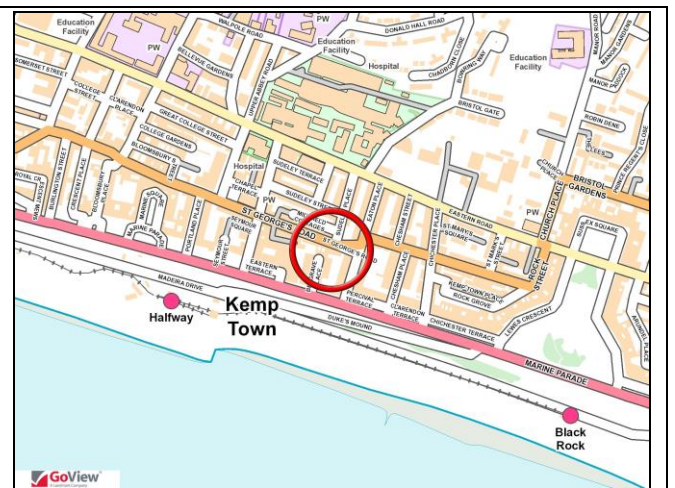
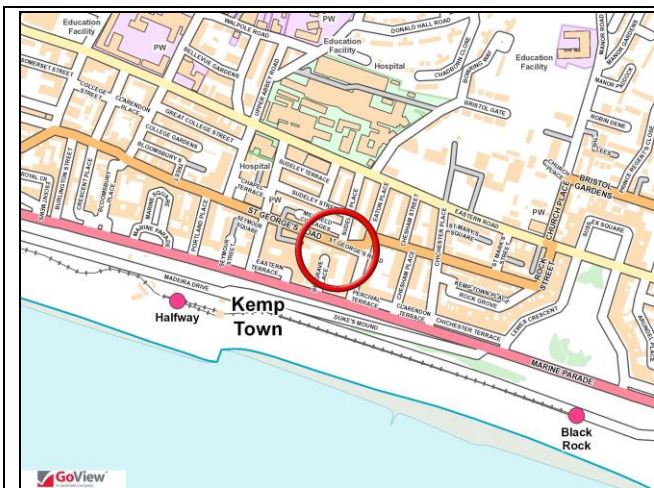
LEGAL COSTS:

The incoming Tenant to make a contribution of £1,000 plus VAT towards the Landlord's legal costs.

VIEWING:

By prior appointment through sole agents Carr and Priddle on **01273 208010**

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Whilst every care is taken in the preparation of these particulars, Carr & Priddle and the vendor / lessor take no responsibility for any error, misstatement or omission therein. Dimensions and floor areas are approximate and are for guidance only. Interested parties should verify these for themselves. These particulars do not constitute an offer or contract and members of the Agents firm have no authority to make any representation or warranty in relation to the property. Rents and prices quoted in these particulars may be subject to VAT. Regulated by RICS.