



CARR & PRIDDLE

01273 208010

CORNER PREMISES WITH A1/A3 CONSENT TO LET

NEW LEASE NO PREMIUM

115 St James's Street, Brighton BN2 1TH

LOCATION:

The subject property is located on the corner of St James's Street and Charles Street in the popular and eclectic Kemp Town area situated on the east side of Brighton City Centre. Nearby retailers include Superdrug, Sainsbury's, Red Roaster/Pike & Pine, Ladbrokes, Morrisons, Boots, Buon Appetito and a variety of other independent occupiers.

DESCRIPTION:

Imposing ground floor corner unit to be provided in shell condition.

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Restaurant Depth	34'9"	10.6 m
Built Depth	39'7"	12.1 m
Width	33'7"	10.25 m
Ground Floor Area	1,154 sq ft	107.21 sq m
Customer WC		
Staff WC		

LEASE:

Available by way of a new effective full repairing and insuring lease for a term of 10 years.

RENT:

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

PLANNING:

Our clients have recently submitted an application for the premises to benefit from full A3 use. The current use is a mixed A1/A3 use.



RATES:

To be reassessed following division works.

ENERGY PERFORMANCE CERTIFICATE:

Certificate Reference Number: 0980-0934-2169-0301-7006

The energy efficiency rating for this property is D 98.

A full copy of the EPC can be viewed at:

www.ndepcregister.com

LEGAL COSTS:

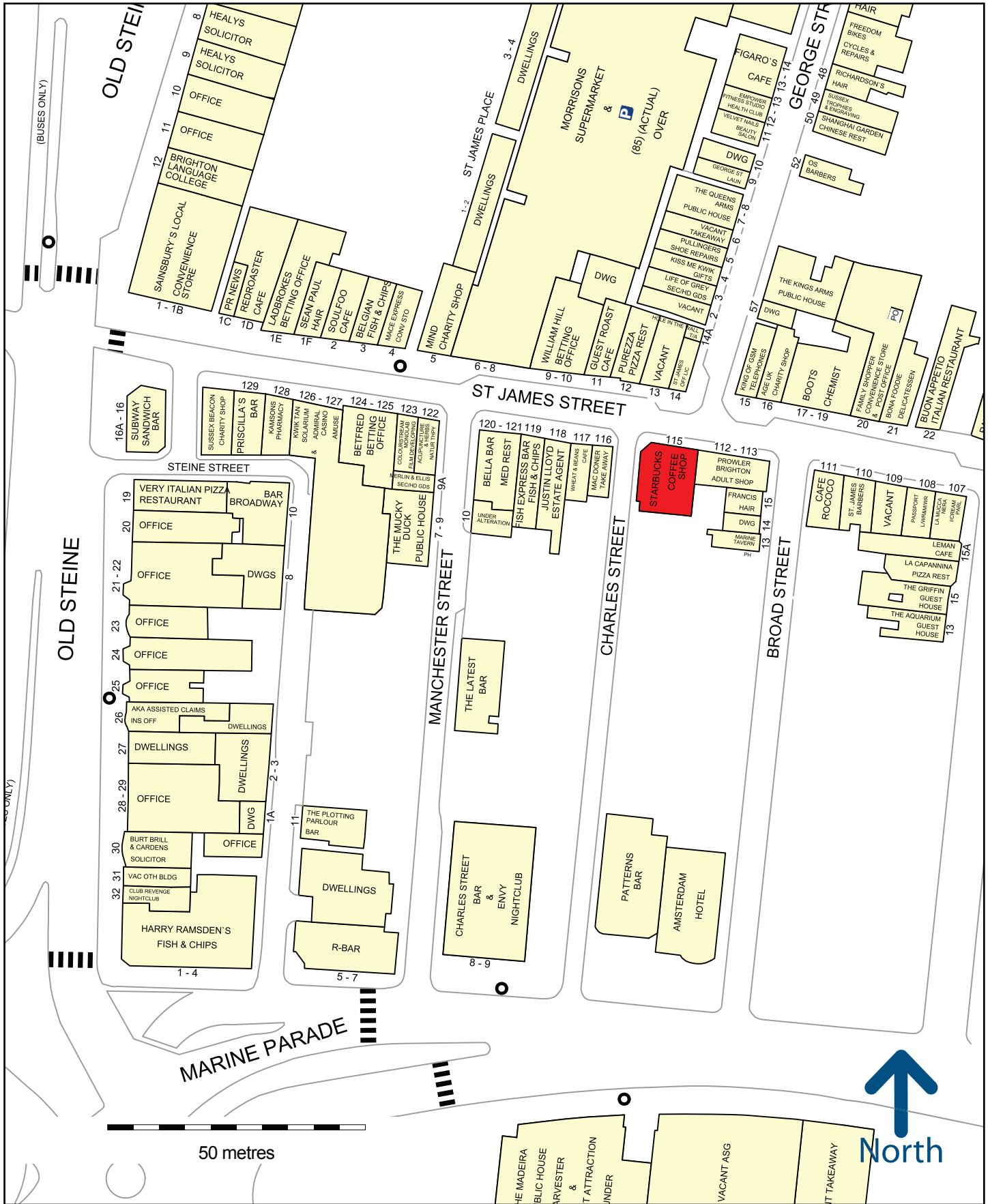
Each side will be responsible for their own legal costs in respect of the transaction.

VIEWING:

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

PROPERTY CONSULTANTS
SURVEYORS AND VALUERS

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