LARGE NORTH LAINE RETAIL UNIT TO LET

79 Trafalgar Street, Brighton BN1 4EB

LOCATION:

The property is situated on the north side of Trafalgar Street in a central position in the popular North Laine. Brighton Station is only a few minutes' walk away whilst nearby occupiers include The Lord Nelson, Troll Burger, Mange Tout and Bread & Milk.

DESCRIPTION:

Impressive premises that have been subdivided to create a variety of rooms.

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Gross Frontage	48'8"	14.83m
Net Frontage	36'6"	11.13m
Width	41'5"	12.62m
Depth	41'7"	12.67m
Total Area	1,751 sq ft	162.67 sq m
WC		

LEASE:

Assignment of an existing Lease for a term of 15 years from 7th March 2006.

RENT:

£34,000 per annum exclusive of rates, service charge, VAT and all other outgoings.

RATES:

Rateable Value: £37,000 UBR 49.1p (April 2019/2020).

ENERGY PERFORMANCE CERTIFICATE:

Certificate Reference Number: 0599-2967-2130-6500-1803

The energy efficiency rating for this property is C 68.

A full copy of the EPC can be viewed at:

www.ndepcregister.com

LEGAL COSTS:

The incoming tenant to make a contribution of £2,000 plus VAT towards the Assignor's and the Landlord's legal costs.

VIEWING:

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

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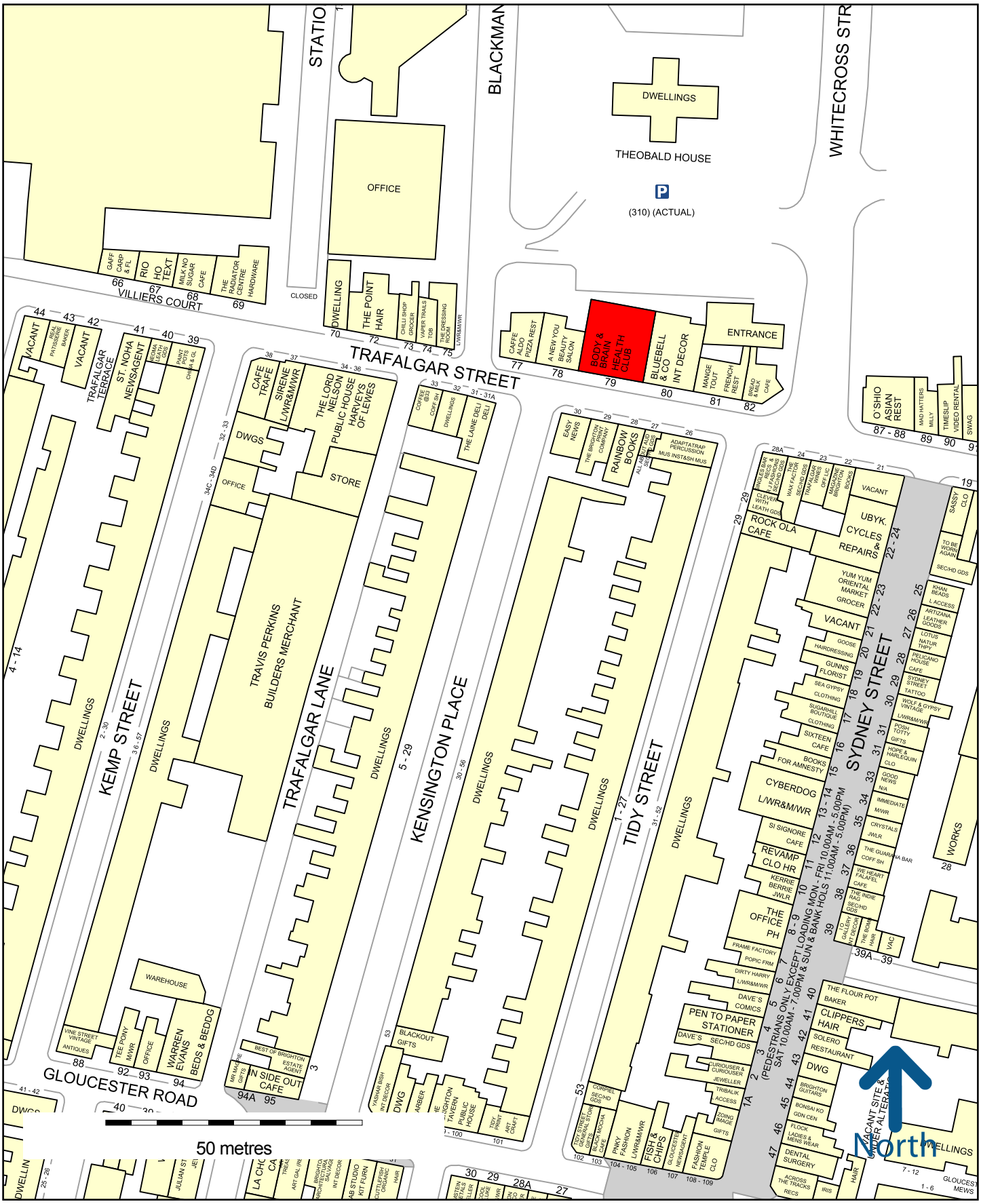
CARR & PRIDDLE
Property Consultants Surveyors and Valuers



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Created By: Carr And Priddle

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Mapping sourced from Ordnance Survey