

RETAIL UNIT TO LET

80 St George's Road, Kemp Town Brighton BN2 1EF

LOCATION:

The property is situated at the eastern end of St George's Road on the southern side of the road. Whilst the surrounding area is predominantly made up of residential dwellings. Kemp Town Village has a busy centre with other nearby traders including **Hartleys, Real Patisserie and The Co-Op.**

DESCRIPTION:

Ground floor lock up shop forming part of a period terrace of properties. The property benefits from gas central heating.

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Gross Frontage	16'10"	5.14 m
Net Frontage	7'3"	2.20 m
Internal Width	12'2"	3.71 m
Shop Depth	24'10"	7.56 m
Built Depth	24'10"	7.56 m
Ground Floor Sales	261 sq ft	24.26 sq m
WC & Gas Central Heating		

LEASE:

A new Lease will be available for a term of 6 years on effective full repairing and insuring basis. There will be a break clause at the third year and a rent review at the third year

RENT:

£8,995 per annum exclusive of rates, VAT and all other outgoings.

SERVICE CHARGE:

The Tenant will be responsible for an agreed proportion of the expenditure of the building.



RATES:

Rateable Value: £5,500 UBR 49.1p (April 2019/2020).
Small Business Multiplier

ENERGY PERFORMANCE CERTIFICATE:

Certificate Reference Number: 9564-3035-0183-0000-1425

The current energy efficiency rating for this property is B 35.

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 agents Carr and Priddle on **01273 208010.**

80 St George's Road, Brighton

