



# WELL FITTED SHOP PREMISES TO LET BY ASSIGNMENT

32 Sydney Street, Brighton BN1 4EP

### LOCATION:

Located in Sydney Street in the popular North Laine area which in recent years has seen a variety of regeneration. Brighton Station is only a short walk away whilst nearby occupiers include Fatto a Mano, Amnesty International and Posh Totty.

### DESCRIPTION:

Impressive four storey retail building with ground and first floor sales, fitted to a high standard with features including painted wood flooring.

### ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Gross Frontage	16' 0"	4.88 m
Net Frontage	15' 0"	4.57 m
Shop Depth	23' 9"	7.24 m
Width	13' 2"	4.01 m
Sales Area	314 sq ft	29.17 sq m
First Floor	311 sq ft	28.89 sq m
Second Floor	281 sq ft	26.10 sq m
Basement	294 sq ft	27.31 sq m

### LEASE:

Full repairing and insuring lease for a term of 10 years from 17 September 2017 with 5 yearly rent review.

### RENT:

£21,500 per annum exclusive of rates, VAT and all other outgoings.

### PREMIUM:

Premium offers are invited in the region of £20,000 for this valuable leasehold.



### RATES:

**Rateable Value:** £16,750 UBR 49.1p (April 2019/2020).  
Small Business Multiplier

### ENERGY PERFORMANCE CERTIFICATE:

**Certificate Reference Number: 0040-9966-0394-1980-6030**

The energy efficiency rating for this property is G191

A full copy of the EPC can be viewed at:

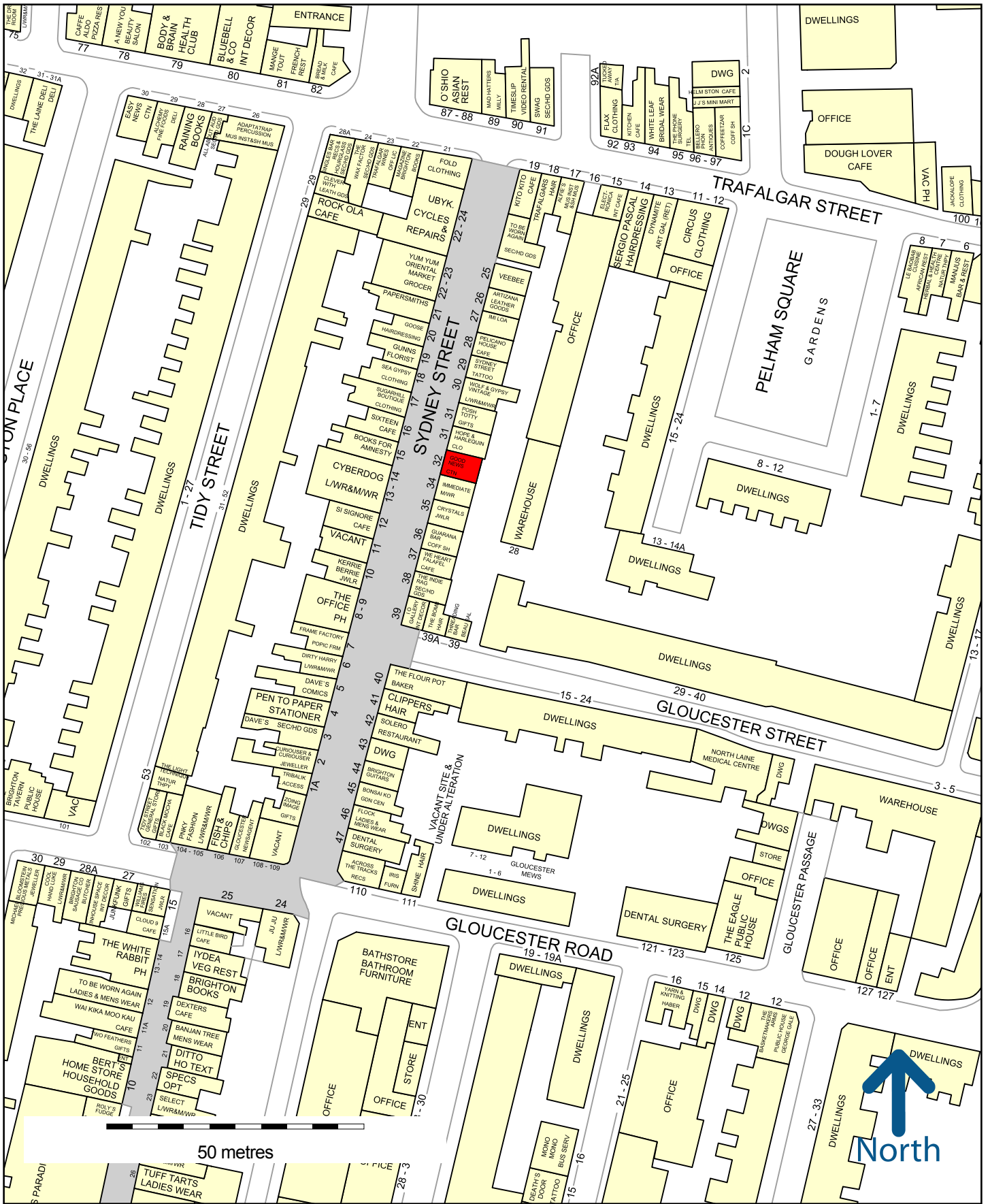
[www.ndepcregister.com](http://www.ndepcregister.com)

### LEGAL COSTS:

The ingoing tenant to be responsible for both parties' reasonable legal costs as well as those incurred by the landlord in this transaction.

### VIEWING:

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



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Ordnance Survey 100019885

Experian Goad Plan Created: 17/01/2019  
Created By: Carr And Priddle

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Mapping sourced from Ordnance Survey