

MODERN SHOP TO LET

(Unit 3) 34a Bath Street, Brighton, BN1 3TB

LOCATION:

Forming part of a recently erected development of three shops on the south eastern side of the road linking Buckingham Place and Dyke Road close to the Seven Dials. The surrounding area is a mixture of Victorian Villas and local shops giving the area a strong community feel.

DESCRIPTION:

A ground floor shop unit with fully glazed frontage built within the recent past and ready for occupation.

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Gross Frontage	23'5"	7.15 m
Net Frontage	19'3"	5.86 m
Internal Width	23'4"	7.11 m
Built Depth	17'3"	5.25 m
Sales	397 sq ft	36.88 sq m
WC		

LEASE:

A new lease will be available on an effective full repairing and insuring lease by way of service charge for a term to be agreed.

RENT:

£13,500 per annum exclusive of rates, VAT and all other outgoings.

SERVICE CHARGE:

The current service charge is £150 pa.

RATES:

Rateable Value: £8,300 UBR 48.0p (April 2018/2019).
 Small Business Multiplier.



ENERGY PERFORMANCE CERTIFICATE:

Certificate Reference Number: 0690-9213-0930-6100-5503

The energy efficiency rating for this property is C 65.

A full copy of the EPC can be viewed at:

www.ndepcregister.com

LEGAL COSTS:

Each party to be responsible for their own legal costs in connection with the transaction.

POSSESSION:

The current lease expires in November it may be possible to take possession sooner by negotiation.

VIEWING:

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

