



CARR & PRIDDLE

01273 208010

PRIME A1/A3 DOUBLE FRONTED RETAIL UNIT WITH TO LET 23 MARKET STREET, BRIGHTON BN1 1HH

LOCATION:

23 Market Street a Grade II listed property located in a prominent prime pedestrianised location in Market Street in Brighton's famous Lanes. Nearby retail and restaurant occupiers include the (adjacent) Bella Italia, Pizza Express, Zizzi's, Plateau, Cass Arts, Donatello's Restaurant, Artique Gallery, Opposition, Sugardough, 64 Degrees, Gigging Squid and Trevor Sorbie.

DESCRIPTION:

The property comprises a newly refurbished attractive double fronted ground floor space with display lighting, skylight and basement storage. There is plumbing in place for male/female WC's ready for tenant fit-out.

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Ground Floor	962 sq ft	89.37 sq m
Basement	613 sq ft	56.94 sq m
Gross Frontage	26'10"	7.92 m
Net Frontage	22'11"	6.98 m
Shop Width	22'3"	6.78 m
Max Depth	49"	14.93 m

LEASE:

Available by way of a new effective full repairing and insuring lease on terms to be agreed.

Our client is offering a capital contribution towards fit out costs, details on application.

RENT:

On application.

PLANNING:

BH2018/0424 Planning consent for A3 café/restaurant use including installation of extraction system and ventilation shaft to rear elevation.



LEGAL COSTS:

Each side will be responsible for their own legal costs.

VAT

VAT may be chargeable on the rental terms.

RATES:

Rateable Value: £68,000 UBR 51.2p (April 2020/2021).

ENERGY PERFORMANCE CERTIFICATE:

Certificate No: 2644-3097-0805-0900-9501

The energy efficiency rating for this property is **C 72**

A full copy of the EPC can be viewed at:

www.ndepcregister.com

VIEWING:

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

PROPERTY CONSULTANTS
SURVEYORS AND VALUERS

34 Ship Street Brighton
East Sussex BN1 1AD
info@carrpriddle.co.uk
www.carrpriddle.co.uk
Fax: 01273 202674



CARR & PRIDDLE

01273 208010



PROPERTY CONSULTANTS
SURVEYORS AND VALUERS

34 Ship Street Brighton
East Sussex BN1 1AD
info@carrpriddle.co.uk
www.carrpriddle.co.uk
Fax: 01273 202674



CARR & PRIDDLE

01273 208010



PROPERTY CONSULTANTS
SURVEYORS AND VALUERS

34 Ship Street Brighton
East Sussex BN1 1AD
info@carrpriddle.co.uk
www.carrpriddle.co.uk
Fax: 01273 202674

