



CARR & PRIDDLE

01273 208010

PRIME A1/A3 RETAIL UNIT WITH DOUBLE FRONTAGE

TO LET

23 Market Street, Brighton BN1 1HH

LOCATION:

The subject property is a Grade II listed property located in a prominent prime pedestrianised location in Market Street, Brighton's famous Lanes. Nearby occupiers include Artique Gallery, Cass Arts, Debbie Miller Arts, Donatello's Restaurant, Opposition, Sugardough, 64 Degrees, Giggling Squid and Trevor Sorbie.

DESCRIPTION:

The property comprises an attractive double fronted ground floor retail space with extensive basement storage. There is plumbing in place for male/female WC's ready for Tenant's 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 for a term to be agreed.

RENT:

£80,000 per annum exclusive.

LEGAL COSTS:

Each side will be responsible for their own legal costs.



RATES:

Rateable Value: £68,000 UBR 50.4p (April 2019/2020).

ENERGY PERFORMANCE CERTIFICATE:

Whilst the property is listed, our clients are commissioning an EPC. Please ask for further details.

VIEWING:

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

PROPERTY CONSULTANTS
SURVEYORS AND VALUERS

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