



CARR & PRIDDLE

01273 208010

LOCK UP SHOP – PRESTON CIRCUS

43 NEW ENGLAND ROAD, BRIGHTON BN1 4QU

LOCATION:

The shop is situated close to Preston Circus which is the intersection of the London Road/Preston Road shopping thoroughfare and opposite Tower Point, a 50,000 sq ft mixed development.

DESCRIPTION:

A lock up ground floor shop with basement storage forming part of a semi-detached mixed use unit on the northern side of the road.

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Gross Frontage	14'6"	4.42 m
Net Frontage	13'4"	4.03 m
Internal Width	12'4"	3.73 m
Shop Depth	19'6"	5.94 m
Ground Floor Sales	179 sq ft	16.6 sq m
Basement	194 sq ft	18 sq m
WC & Kitchen Area		

LEASE/FREEHOLD:

A new Lease will be granted for a minimum period of 3 years.

RENT:

£5,500 per annum exclusive of rates, VAT and all other outgoings.



RATES:

Rateable Value: £3,050 UBR 48.0p (April 2018/2019).
Small Business Multiplier

Under current legislation and subject to criteria, it is possible that Rates will not be payable.

ENERGY PERFORMANCE CERTIFICATE:

The Vendor is aware that an EPC is required.

LEGAL COSTS:

The incoming Tenant will make a contribution to the Landlord's legal costs in respect of the transaction.

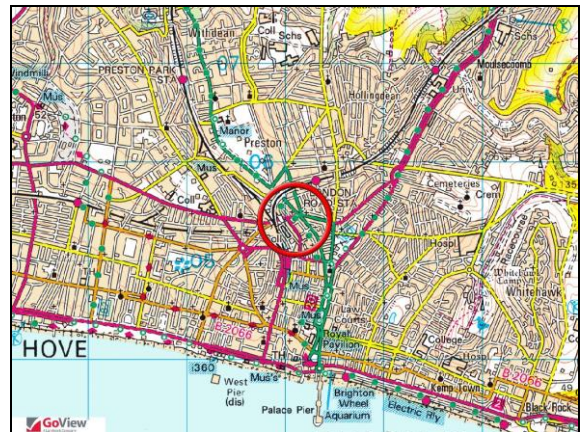
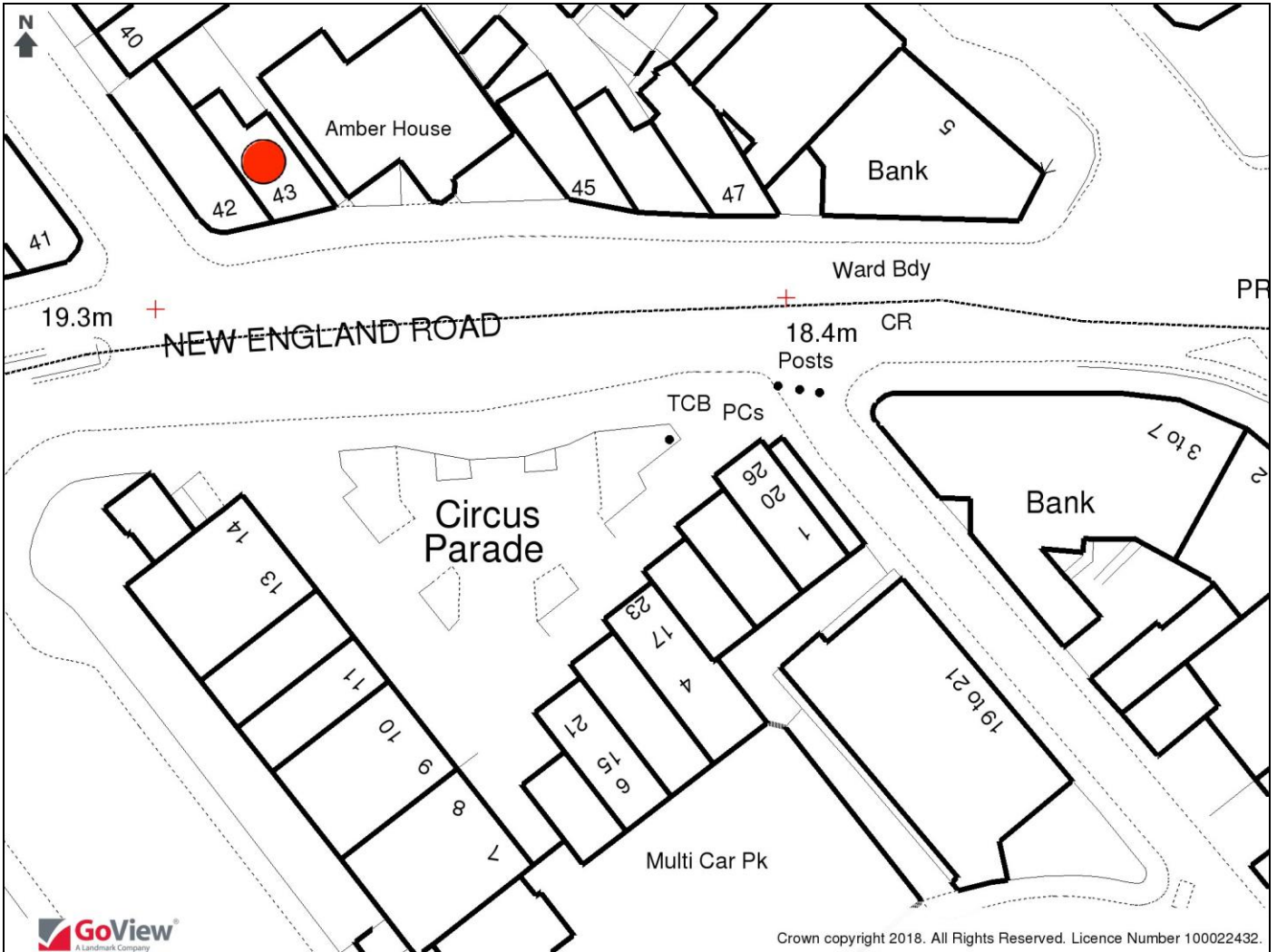
VIEWING:

By prior appointment through sole 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

43 New England Road, Brighton



Whilst every care is taken in the preparation of these particulars, Carr & Priddle and the vendor / lessor take no responsibility for any error, misstatement or omission therein. Dimensions and floor areas are approximate and are for guidance only. Interested parties should verify these for themselves. These particulars do not constitute an offer or contract and members of the Agents firm have no authority to make any representation or warranty in relation to the property. Rents and prices quoted in these particulars may be subject to VAT. Regulated by RICS.