

**SHOP TO LET**  
**NEW LEASE – NO PREMIUM**  
**6 Prince Albert Street, Brighton BN1 1HE**

**LOCATION:**

On the southern side of Prince Albert Street which forms the main vehicular route through the town centre, bordering The Lanes with its historic shops and the high class shopping thoroughfare of East Street.

Nearby retailers include The Mesmerist, Electric Hairdressing, Doc Martens, Musto and Karen Millen.

**DESCRIPTION:**

The premises comprise a ground floor shop unit with basement storage and two upper floors of ancillary accommodation.

**ACCOMMODATION:**

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
<b>Shop</b>		
Frontage	15 ft 2 in	4.6 m
Internal width	13 ft 8 in	4.15 m
Shop depth (max)	43 ft 6 in	13.25 m
Built depth (max)	46 ft 9 in	14.25 m
Ground floor sales	615 sq ft	57.13 sq m
Basement (restricted height)	414 sq ft	38.46 sq m
First floor	377 sq ft	35.02 sq m
Second floor	195 sq ft	18.11 sq m

**LEASE:**

A new lease for a minimum period of 5 years to be agreed between the parties.

**RENT:**

£35,000 per annum exclusive of Rates, VAT and all other outgoings. In addition there is an ancillary fee in respect of the rear area of £2,500 per annum.

**RATES:**

**Rateable Value:** £32,750 UBR 48.0p (April 2018/2019).

**RENT DEPOSIT:**

Subject to covenant a rent deposit of up to 6 months will be required.



**VAT:**

We understand that the Landlord has elected to opt to tax and as such the rental will be subject to VAT.

**ENERGY PERFORMANCE CERTIFICATE:**

**Certificate Reference Number: 9120-3032-0681-0490-0021**

The current energy efficiency rating for this property is C54

A full copy of the EPC can be viewed at:

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

Our client will be carrying out improvements to make it compliant and a new certificate will be provided.

**LEGAL COSTS:**

Each side will be responsible for their own legal costs in respect of the transaction.

**VIEWING:**

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