



CARR & PRIDDLE

01273 208010

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 Café Nero, Zizzi, Trevor Sorbie, Castle Fine Art and Food for Friends.

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
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:

Rent on application.

RATES:

Rateable Value: £32,750 UBR 49.9p (April 2020/2021).

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

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**.

PROPERTY CONSULTANTS
SURVEYORS AND VALUERS

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