

TO LET – NO PREMIUM
RETAIL UNIT IN SOUGHT AFTER PEDESTRIANISED STREET
16 Duke Street, Brighton, BN1 1AH

LOCATION:

The property is located on the southern side of this sought after location which provides a pedestrian link between Churchill Square shopping centre and Brighton's world famous Lanes. Nearby occupiers include **Montezumas, Offspring, The Ivy, Heals, Steamer Trading** and **Browns**.

DESCRIPTION:

This imposing and attractive retail unit with high ceilings and many interesting architectural features arranged over three floors. The property currently trades as Bagelman, who are adapting their business model.

ACCOMMODATION:

The building has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Gross frontage	14'9"	4.5 m
Net frontage	8'7"	2.618 m
Internal width	12'10"	3.93 m
Built depth	41'8"	12.71 m
Ground Floor Sales	460 sq ft 42.69 sq m	42.69 sq m
First Floor Sales	434 sq ft	40.32 sq m
Second Floor (arranged as 3 rooms)	332 sq ft	30.84 sq m
W.C.'s on Ground & Second Floor		
Rear entrance with access to Middle Street via car park		

LEASE:

Available by way of assignment of existing full repairing and insuring lease for a term of 10 years from February 2015 with provision for 5 yearly rent reviews.

RENT:

£54,000 per annum exclusive of rates, VAT and all other outgoings.

RATES:

Rateable Value: £44,750 48.0p (April 2018/2019).



ENERGY PERFORMANCE CERTIFICATE:

Certificate Ref No : 9860-3052-0744-0790-8491

The energy efficiency rating for this property is E124

A full copy of the EPC can be viewed at:

www.ndepcregister.com

LEGAL COSTS:

The ingoing tenants to be responsible for both parties reasonable legal costs incurred in this transaction

VIEWING:

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