



## A1/A3 PREMISES TO LET

**31A/32 EAST STREET, BRIGHTON, BN1 1HL &  
6 & 12 EAST STREET ARCADE, BRIGHTON, BN1  
1HR**

### LOCATION:

The subject property is located in a very prominent spot in East Street, Brighton situated close to a variety of high class retailers including Hugo Boss, Reiss, Jack Wills, French Connection, English's Seafood Restaurant, MAC, & Molton Brown. On the periphery of The Lanes, the property is also only a short walk away from Brighton seafront.

### DESCRIPTION:

Attractive A1/A3 property with an imposing frontage on to East Street that can also be accessed from East Street Arcade. Available as a whole or will split.

### ACCOMMODATION:

The accommodation has the following approximate dimensions and areas:

	IMPERIAL	METRIC
Net Frontage	24'1"	7.34 m
Gross Frontage	26'1"	7.95 m
Return Frontage	43'8"	13.31 m
31A/32 East Street	642 sq ft	59.64 sq m
Basement	705 sq ft	65.49 sq m
6 & 12 East Street Arcade	1,069 sq ft	99.31 sq m
Basement	178 sq ft	16.53 sq m

### LEASE:

Available by way of a new effective full repairing and insuring lease for a term to be agreed.

### RENT:

31A/32 East Street : £73,500 per annum  
6 & 12 East Street Arcade : £48,800 per annum  
All Units : £122,300 per annum  
All rents exclusive of rates, VAT and all other outgoings, payable quarterly in advance.

### LEGAL COSTS:

Each side to pay their own legal costs.

### RATES:

To be re-assessed.



### PLANNING:

Under planning application BH2017/03359 31a/32 East Street & 12 East Street Arcade were granted planning consent for a change of Use to Class A3.

### ENERGY PERFORMANCE CERTIFICATE:

**Certificate Reference Number: 9557-3013-0787-0800-4921**

The energy efficiency rating for this property is B46.

A full copy of the EPC can be viewed at:

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

### VIEWING:

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

