

**A1/A3 PREMISES TO LET
 NEW LEASE, NO PREMIUM**

**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, Patisserie Valerie & 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.

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	1711 sq ft	158.95 sq m
Basement	705 sq ft	65.49 sq m

N.B our clients will consider a split of the units.

LEASE:

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

RENT:

£122,300 per annum exclusive of Rates, VAT and all other outgoings, payable quarterly in advance.

LEGAL COSTS:

Each side to pay their own legal costs.

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.



RATES:

To be re-assessed.

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

VIEWING:

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