

**RARELY AVAILABLE  
 LEASE BY ASSIGNMENT  
 SOUGHT AFTER NORTH LAINE  
 27 Sydney Street, Brighton BN1 4EP**

**LOCATION:**

The property is located on the eastern side of Sydney Street in the cosmopolitan North Laine area of the City. Nearby traders include **PAPERSMITHS, HOPE AND HARLEQUIN, GUNN'S FLORIST AND PELICANO**. Brighton mainline station is only a short walk away with frequent trains to London and the West.

**DESCRIPTION:**

A lock up shop unit with ground floor sales, well maintained basement storage and a rear outside yard forming part of a terrace of commercial units with mainly residential accommodation over.

**ACCOMMODATION:**

The building has the following approximate areas and dimensions.

	IMPERIAL	METRIC
Gross Frontage	14'11"	4.56 m
Net Frontage	9'2"	2.79 m
Internal Width	10'4"	3.15 m
Shop Depth	23'4"	7.16 m
Ground Floor Sales	232 sq ft	21.55 sq m
Basement Storage	205 sq ft	19.04 sq m
Kitchen/WC		

**LEASE:**

Assignment of an existing Lease on effective full repairing and insuring basis for a term of 4 years from April 2018.

**PREMIUM:**

Offers invited in excess of £15,000 for the Leasehold interest.

**RENT:**

£17,800 per annum exclusive of rates, VAT and all other outgoings.



**RATES:**

**Rateable Value:** £12,000 UBR 48.0p (April 2018/2019).  
 Small Business Multiplier

**ENERGY PERFORMANCE CERTIFICATE:**

**Certificate Reference Number:** 0040-1939-0378-1660-3074

The 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)

**LEGAL COSTS:**

The incoming tenant will be responsible for the legal costs in connection with the transaction.

**VIEWING:**

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

