



CARR & PRIDDLE

01273 208010

PROMINENT RETAIL UNIT & MAISONETTE TO LET – NO PREMIUM

23 Bond Street, Brighton, BN1 1RD

LOCATION:

The property is located on the eastern side of Bond Street, Brighton, close to the junction with Church Street in the extremely popular North Laine area. Nearby occupiers include Sass & Belle, Badger, Costa, Shoe Embassy and Art Republic. Brighton station is 0.4 miles (9 mins walk) regular services running to London Victoria.

DESCRIPTION:

Attractive four storey building with a ground floor & basement shop and a two bedroom maisonette on the 1st and 2nd floors which benefits from double glazing.

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Gross Frontage	16'11"	5.15 m
Net Frontage	15'4"	4.67 m
GF Sales Area (Raised)	321 sq ft	29.82 sq m
Basement	284 sq ft	26.38 sq m
Outside WC		
Maisonette		
1 st Floor		
Lounge	11'4" x 16'7"	3.45 m x 5.05 m
Kitchen	10'10" x 10'4"	3.30 m x 3.15 m
2 nd Floor		
Front Bedroom	14'6" x 10'11"	4.42 m x 3.33 m
Rear Bedroom	5'7" x 11'0"	1.70 m x 3.35 m
Bathroom		

LEASE:

Assignment of existing full repairing and insuring Lease for a term of 10 years from 22nd August 2016 with a rent review on 21st August 2021.



RENT:

£27,500 per annum exclusive of rates, VAT and all other outgoings payable quarterly in advance.

RATES:

Rateable Value: £15,250 UBR 49.9p (April 2020/2021).
Small Business Multiplier

ENERGY PERFORMANCE CERTIFICATE:

Certificate Reference Number: 0290-3902-0311-0790-3070

The energy efficiency rating for this property is D 85
A full copy of the EPC can be viewed at:

www.ndepcregister.com

LEGAL COSTS:

The incoming tenant to be responsible for all reasonable legal costs by way of a solicitors undertaking.

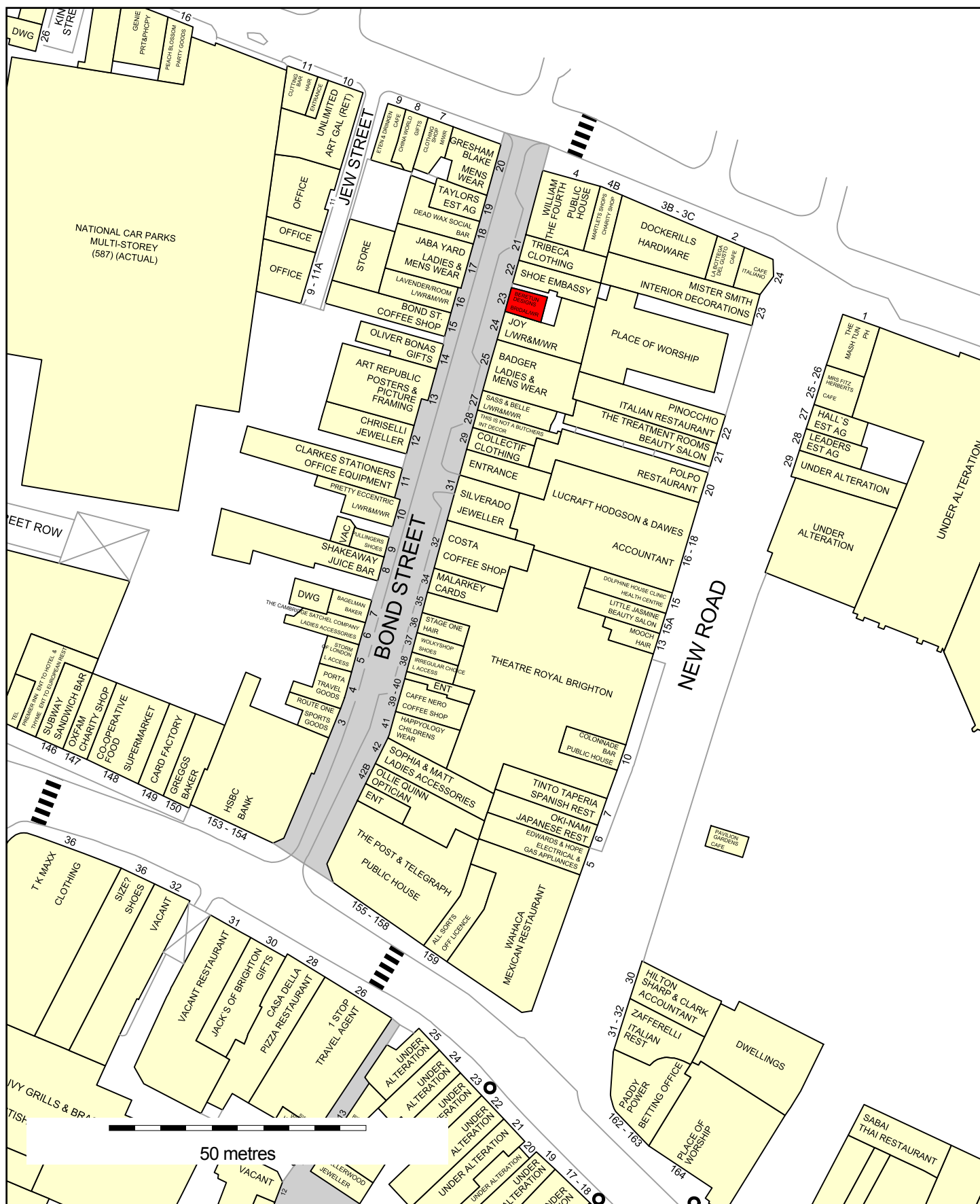
VIEWING:

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

PROPERTY CONSULTANTS
SURVEYORS AND VALUERS

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