

**DESIRABLE RETAIL UNIT
 TO LET BY ASSIGNMENT
 13 Duke Street, Brighton, BN1 1AH**

LOCATION:

The subject property is located in the southern side of this highly sought after location of Duke Street, Brighton which provides a pedestrian link between Churchill Square Shopping Centre and Brighton's famous lanes. Nearby occupiers include Ben's Cookies, Honest Burger, Montezumas, Be Chocolate Heals Furniture, Steamer Trading, Bagel Man and Nando's.

DESCRIPTION:

4 storey retail unit with the benefit of 1st floor sales. The unit is well fitted and also has an Air Conditioning system in place.

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Ground floor (sales)	414 sq ft	38.46 sq m
1 st Floor (sales)	298 sq ft	27.68 sq m
2 nd floor	239 sq ft	22.20 sq m
Basement	172 sq ft	15.97 sq m

LEASE:

Assignment of an existing effective full repairing & insuring Lease expiring 30th April 2023 with provision for a Tenant only break clause on the 1st May 2020 subject to 9 months' notice and a penalty of 3 months' rent. The Lease is excluded from the Landlord & Tenant Act 1954.

RENT:

£50,000 per annum exclusive of rates, VAT and all other outgoings.

RATES:

Rateable Value: £39,000 UBR 49.1p (April 2019/2020)
 Small Business Multiplier



LEGAL COSTS:

Each side to be responsible for their own costs with the incoming party to make a contribution of £1,000 plus VAT towards the Landlord's legal costs, to be provided by way of an undertaking prior to the release of papers.

ENERGY PERFORMANCE CERTIFICATE:

Certificate Reference Number: 0793-9178-4630-1800-7703

The energy efficiency rating for this property is E 103.

A full copy of the EPC can be viewed at:

www.ndepcregister.com

VIEWING:

By prior appointment through joint agents **Carr and Priddle**
01273 208010 or Thomas Pain & Co 020 7629 5283.

