

**IMPRESSIVE PURPOSE BUILT RETAIL UNIT
 TO LET BY ASSIGNMENT**
12 Bond Street, Brighton, BN1 1RD

LOCATION:

The subject property is situated in a central position on the western side of Bond Street within the popular North Laine where nearby traders include Badger, Art Republic, Shakeaway, Bagelman and Costa. Brighton Station is only a few minutes' walk away with regular trains to London Victoria (47 minutes) whilst easy access can also be obtained to the rest of the other city centre attractions including The Lanes, Churchill Square Shopping Centre and the seafront.

DESCRIPTION:

Attractive well fitted modern purpose built shop unit with return frontage, rear storage and a car parking space.

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Net Frontage	16'6"	5.03 m
Gross Frontage	19'1"	5.82 m
Sales Area	833 sq ft	77.39 sq m
Storage	152 sq ft	14.12 sq m
Secure outside storage		
1 x car parking space		

LEASE:

Assignment of existing Lease for a term of 10 years from 24 June 2016 on effective full repairing and insuring terms by way of service charge.

RENT:

£45,000 per annum exclusive of rates, VAT and all other outgoings.



PREMIUM:

Premium offers are invited in the region of £10,000

RATES:

Rateable Value: £34,500 UBR 49.1p (April 2019/2020).

ENERGY PERFORMANCE CERTIFICATE:

Certificate Reference Number: 0691-9590-7830-4900-3703

The energy efficiency rating for this property is E124

A full copy of the EPC can be viewed at:

www.ndepcregister.com

LEGAL COSTS:

The incoming Tenant to be responsible for the reasonable legal costs of the Assignor and the Landlord.

VIEWING:

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