

OFFICE SUITES TO LET

67 Preston Street, Brighton BN1 2HE

LOCATION:

The subject property is situated in a central position on the western side of Preston Street. Close to the junction with Regency Square. Brighton seafront and the i360 are a few hundred yards to the south whilst Western Road shopping thoroughfare is to the north where occupiers such as Sainsbury's Local, Superdrug, McDonald's, Café Nero & Waitrose are located.

DESCRIPTION:

Attractive four storey building with office suites arranged on each floor available to let either as a whole or on a floor by floor basis.

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Lower Ground Floor	365 sq ft	33.91 sq m
Ground Floor	359 sq ft	33.35 sq m
1 st Floor	354 sq ft	32.89 sq m
2 nd Floor	328 sq ft	30.47 sq m

LEASE:

Available by way of a new effective full repairing & insuring Lease for a term of 3 years.

RENT:

Lower Ground Floor	£ 8,500 per annum
Ground Floor	£13,000 per annum
1 st Floor	£ 9,500 per annum
2 nd Floor	£ 9,000 per annum
Total	£40,000 per annum

All rents quoted are exclusive of rates, VAT and all other outgoings.



RATES:

Rateable Value: £13,250 UBR 49.1p (April 2019/2020).

The above figure is for the whole building and will be reassessed if let on an individual basis.

ENERGY PERFORMANCE CERTIFICATE:

Our client has instructed an EPC. Please ask for details.

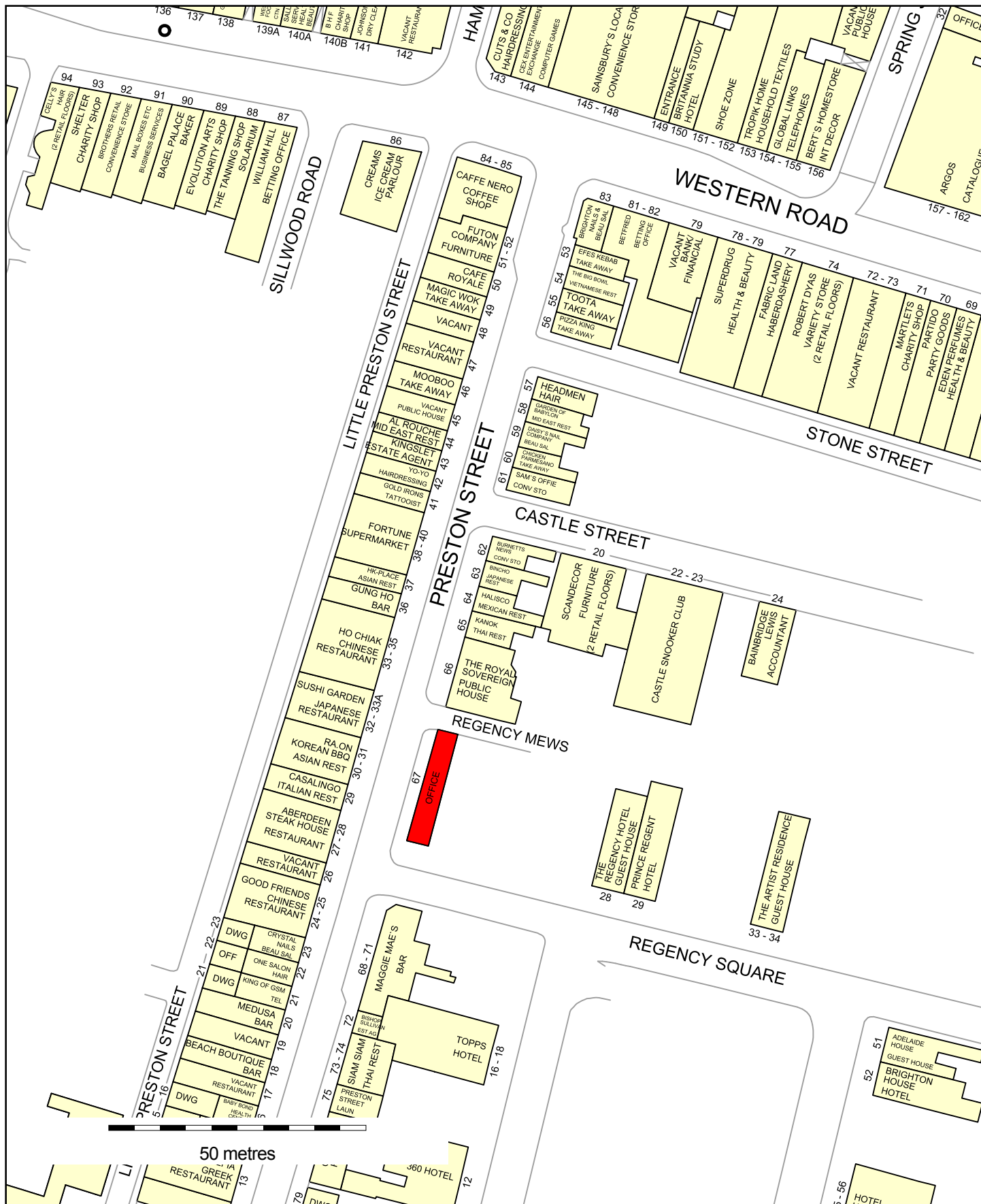
LEGAL COSTS:

The incoming Tenant to make a contribution of £500 towards the Landlord's legal costs. An unconditional undertaking to be provided prior to issue of papers.

VIEWING:

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

67 Preston Street
Brighton



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Ordnance Survey 100019885

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Created By: Carr And Priddle

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