

## **RETAIL PREMISES TO LET**

### **5 Prince Albert Street, Brighton, BN1 1HE**

#### **LOCATION:**

The premises are situated on the periphery of Brighton's famous Lanes, on the southern side of Prince Albert Street. Nearby occupiers include Café Nero, Zizzi, Trevor Sorbie, Castle Fine Art and Food for Friends.

#### **DESCRIPTION:**

Premises forming part of a terrace of shops with basement storage & upper parts including a kitchen & WC.

#### **ACCOMMODATION:**

The accommodation has the following approximate dimensions and areas.

|                | <b>IMPERIAL</b> | <b>METRIC</b> |
|----------------|-----------------|---------------|
| Gross Frontage | 14'7"           | 4.44 m        |
| Net Frontage   | 9'11"           | 3.02 m        |
| Ground Floor   | 391 sq ft       | 36.34 sq m    |
| Basement       | 337 sq ft       | 31.32 sq m    |
| First Floor    | 297 sq ft       | 27.60 sq m    |
| Second Floor   | 388 sq ft       | 36.06 sq m    |

#### **LEASE:**

Available by way of a new Lease for a term to be agreed.

#### **RENT:**

Rent on application.

#### **RATES:**

Rates to be re-assessed.



#### **ENERGY PERFORMANCE CERTIFICATE:**

**Certificate Reference Number: 9999-3031-0228-0800-0621**

The energy efficiency rating for this property is D 92

A full copy of the EPC can be viewed at:

[www.ndepcregister.com](http://www.ndepcregister.com)

#### **LEGAL COSTS:**

Each party to be responsible for their own legal costs in connection with this transaction.

#### **VIEWING:**

By prior appointment through joint agents Carr and Priddle on **01273 208010** and KLM Retail on **020 7317 3700**.

