



CARR & PRIDDLE

01273 208010

RECENTLY REFURBISHED LOCK UP SHOP UNIT TO LET

28a Preston Road, Brighton, BN1 4QF

LOCATION:

The subject property is located centrally on Preston Road on the main arterial route out of Brighton. To the south is London Road shopping thoroughfare which has seen a great deal of regeneration recently with the development of the open market and the former Co-op department store. To the north of the property is Preston Park where a variety of office buildings and residential dwellings are situated. Nearby occupiers include Carters Domestic Appliances, Fatto Manio pizza restaurant and The Duke of Yorks Cinema.

DESCRIPTION:

A recently refurbished ground floor lock-up shop with rear kitchen & WC. At present the property is partitioned in places however we understand this could be removed.

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Gross frontage	14'7"	4.48 m
Net frontage	13'2"	4.01 m
Sales Area	278 sq ft	25.83 sq m
Kitchen	29 sq ft	2.7 sq m
Max width	13'3"	4.04 m
Shop depth	22'8"	6.96 m
Built depth	28'4"	8.64 m

LEASE:

Available by way of a new effective full repairing and insuring lease for a minimum term of 5 years.

RENT:

£9,500 per annum exclusive of rates, VAT and all other outgoings.



RATES:

Rateable Value: £4,500 UBR 49.1p (April 2019/2020).

ENERGY PERFORMANCE CERTIFICATE:

Certificate Reference Number: 0060-0331-6659-8273-6002

The energy efficiency rating for this property is C56

A full copy of the EPC can be viewed at:

www.ndepcregister.com

LEGAL COSTS:

The incoming tenant to make a contribution of £500 plus VAT towards the Landlord's legal fees. An unconditional undertaking to be provided prior to paperwork being sent.

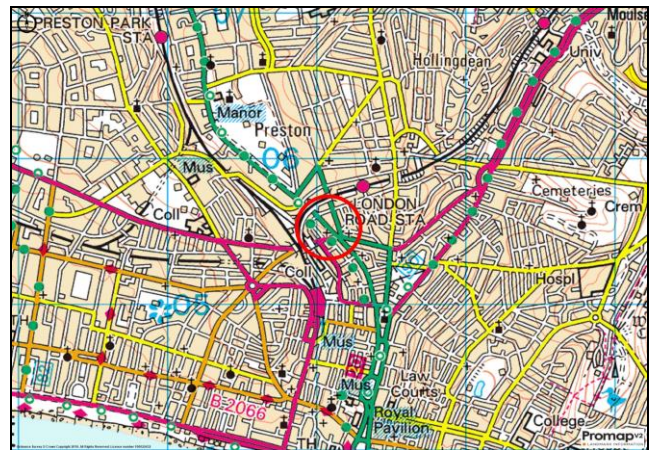
VIEWING:

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

PROPERTY CONSULTANTS
SURVEYORS AND VALUERS

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