

# CITY CENTRE RETAIL UNIT TO LET

## 11 DUKE STREET, BRIGHTON BN1 1AH

**LOCATION:**

This retail unit is located on the southern side of the pedestrianized Duke Street, linking The Lanes to Churchill Square Shopping Centre. Brighton Seafront and the Palace Pier are a few minutes walk.

Nearby occupiers include Heals, Bangers n' Brewz, Mottoo, Nandos, Woodies, Fat Face, Havana, Timberland, Honest Burger, The Ivy and Peggs & Son.

Brighton railway station is 0.4 miles (10 mins walk). Car parking is available in The Lanes Car Park in Black Lion Street nearby (0.3 miles, 5 mins walk) or Churchill Square (0.3 miles, 6 mins walk).

**DESCRIPTION:**

Ground floor retail unit with basement. Amenities include a full height glazed display, security alarm, electric security grill, and wood flooring.

**ACCOMMODATION:**

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Ground Floor	397 sq ft	36.88 sq m
Basement	355 sq ft	32.98 sq m
WC		

**Note:** The first & second floors (total about 630 sq ft) are available by separate negotiation.

**LEASE:**

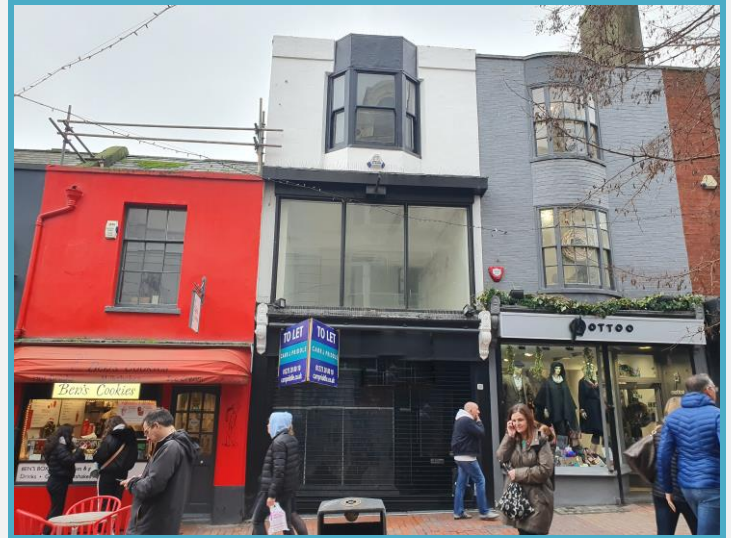
Available by way of a new FRI lease on terms to be agreed.

**RENT:**

£35,000 per annum exclusive of rates, VAT and all other outgoings.

**VAT:**

We are informed that VAT is not payable on the rental outgoings.



**PLANNING:**

The Use Classes Order effective 1st September 2020 was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses.

**RATES:**

**Rateable Value:** £39,750 UBR 49.9p (April 2021/2022).

**Note:** The business rates stated above are for the entire property and should be reassessed on occupation and the completion of division works.

**ENERGY PERFORMANCE CERTIFICATE:**

**Certificate Reference Number:** 0840-0938-5659-5494-0002

The energy efficiency rating for this property is D 89

A full copy of the EPC can be viewed at:

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

**LEGAL COSTS:**

Each side will be responsible for their own legal costs.

**VIEWING:**

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

