

ATTRACTIVE SHOP UNIT & UPPER PARTS TO LET

11 Duke Street, Brighton, East Sussex, BN1 1AH

LOCATION:

The subject property is situated in a highly desirable spot in the pedestrianized Duke Street which links The Lanes to Churchill Square Shopping Centre. Nearby occupiers include Ben's Cookies, Honest Burgers, Heals and Peggs and Son.

DESCRIPTION:

Attractive well-presented 4 storey building arranged with ground floor sales area.

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Ground Floor	397 sq ft	36.88 sq m
1 st Floor Sales	362 sq ft	33.63 sq m
2 nd Floor Sales	354 sq ft	32.89 sq m
Basement	355 sq ft	32.98 sq m
WC		

LEASE:

Available by way of a new full repairing and insuring lease for a term of 10 years with provision for a rent review on the 5th year.

RENT:

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

RATES:

Rateable Value: £39,750 UBR 49.1p (April 2019/2020).



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

LEGAL COSTS:

Each side will be responsible for their own legal costs in respect of the transaction.

VIEWING:

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