PROMINENT CORNER SHOP UNIT TO LET
25 Church Street, Brighton, BN1 1RB

LOCATION:

The premises are situated at the western end of Church Street between the NCP Car Park and Queens Road which leads to Brighton Mainline Railway Station (London to Victoria 47 minutes).

DESCRIPTION:

Recently refurbished double fronted corner lock-up shop arranged over ground floor and basement.

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Return Frontage	35'8"	10.87 m
Internal Width	18'11"	5.76 m
Shop Depth	21'4"	6.5 m
Ground Floor		
Sales Area	330 sq ft	30.66 sq m
Basement		
Storage	263 sq ft	24.43 sq m

LEASE:

New effective full repairing and insuring lease for a minimum term of 5 years.

RENT:

£14,250 per annum exclusive of rates, VAT and all other outgoings.

RATES:

Rateable Value: £7,100 UBR 49.1p (April 2019/2020). Small Business Multiplier.

ENERGY PERFORMANCE CERTIFICATE:

Certificate Reference Number: 0592-9468-2830-6600-5003

The energy efficiency rating for this property is G185

A full copy of the EPC can be viewed at:

www.ndepcregister.com

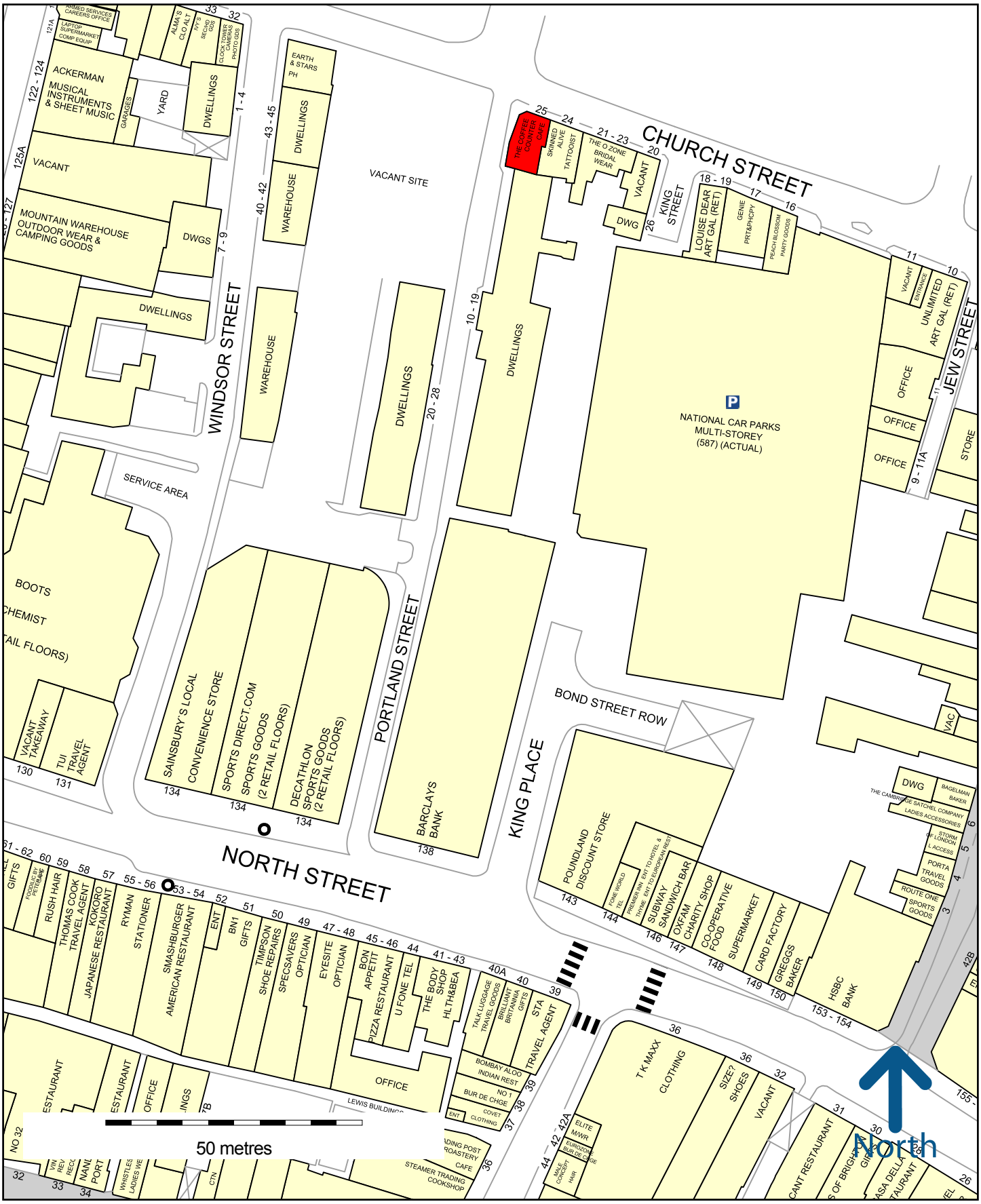
LEGAL COSTS:

The incoming tenant to be responsible for both sides reasonable legal costs. An unconditional undertaking to be provided prior to release of papers.

VIEWING:

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

34 Ship Street Brighton
East Sussex BN1 1AD
info@carrpriddle.co.uk
www.carrpriddle.co.uk
Fax: 01273 202674

25 Church Street
Brighton
BN1 1RB

CARR & PRIDDLE
Property Consultants Surveyors and Valuers