



CARR & PRIDDLE

01273 208010

BOW FRONTED B1 OFFICES TO LET CLOSE TO WESTERN ROAD 48 Borough Street, Brighton BN1 3BG

LOCATION:

Situated on off Western Road, next to the Brighton and Hove border, opposite Norfolk Square. Frequent bus services provide easy access to all parts and the City centre is within walking distance. The property is within the Clifton Hill Conservation Area.

DESCRIPTION:

A bow fronted period building with rendered elevations, sash windows and a first floor balcony. The building has B1 office use.

ACCOMMODATION:

The accommodation, which is arranged over four floors, has the following approximate dimensions.

	IMPERIAL	METRIC
Second Floor (2 rooms)	269 sq ft	24.98 sq m
First Floor (2 rooms & kitchenette)	293 sq ft	27.28 sq m
Ground Floor (Through room)	306 sq ft	28.43 sq m
Basement Storage	293 sq ft	27.27 sq m
Total	1,161 sq ft	107.96 sq m

LEASE:

A new full repairing and insuring sub-lease available on terms to be agreed. The lease will be excluded from the Landlord & Tenant Act 1954.

RENT:

£15,000 per annum exclusive of rates, VAT and all other outgoing.

VAT:

We are advised that the rental will not be subject to VAT.



RATES:

Rateable Value: £8,800 UBR 49.9p (April 2021/2022).
Small Business Multiplier

ENERGY PERFORMANCE CERTIFICATE:

Certificate Reference Number: 0440-0238-4549-2621-1006

The energy efficiency rating for this property is E 118

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.

PROPERTY CONSULTANTS
SURVEYORS AND VALUERS

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