



CARR & PRIDDLE

01273 208010

IMPRESSIVE SHOP PREMISES TO LET NO PREMIUM 62 North Street, Brighton, BN1 1RH

LOCATION:

The subject property is situated in an extremely prominent location in the city centre at the western end of North Street close to the junctions of West Street and Queens Road. Nearby occupiers include **Itsu, Burger King, Rush, Waterstones, Boots & Holland & Barrett**. Brighton seafront is only a few minute's walk away as is Brighton station with regular trains to London Victoria.

DESCRIPTION:

Attractive retail unit arranged over ground floor and basement benefitting from an electric security shutter.

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

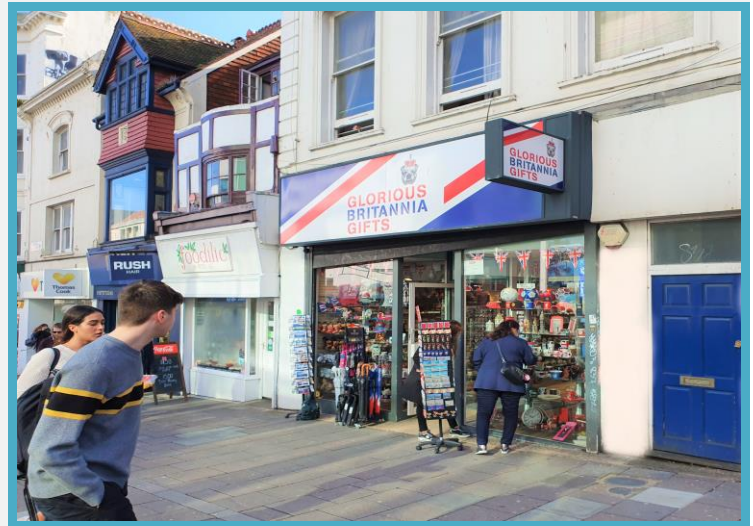
	IMPERIAL	METRIC
Gross Frontage	24'0"	7.32 m
Net Frontage	15'10"	4.82 m
Shop Depth	40'11"	12.47 m
Max Shop Width	21'11"	6.68 m
Ground Floor	768 sq ft	71.35 sq m
WC		
Basement	576 sq ft	53.51 sq m
WC		

LEASE:

A new effective full repairing and insuring Lease for a term to be agreed.

RENT:

£56,000 per annum exclusive of rates, VAT and all other outgoings.



ENERGY PERFORMANCE CERTIFICATE:

Certificate Ref No: 0870-0731-9019-4299-1092

The energy efficiency rating for this property is E 106

A full copy of the EPC can be viewed at:

www.ndepcregister.com

RATES:

Rateable Value: £60,000 UBR 51.2p (April 2020/21).

LEGAL COSTS:

Each side will be responsible for their own legal costs in connection with this transaction.

VIEWING:

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

PROPERTY CONSULTANTS
SURVEYORS AND VALUERS

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