

## **LEASEHOLD SHOP TO LET**

### **5 Bond Street, Brighton BN1 1RD**

#### **LOCATION:**

The subject property is situated in a central position on the western side of Bond Street within the popular North Laine. Nearby occupiers include Ollie & Quinn, Nero, Sock Smiths and Route One, Brighton Station is only a few minutes walk with regular services to London Victoria (journey time 50 minutes) whilst there is easy access to The Lanes, Churchill Square shopping centre and the seafront.

#### **DESCRIPTION:**

Attractive well fitted shop unit arranged over ground floor and basement.

#### **ACCOMMODATION:**

The accommodation has the following approximate dimensions and areas.

	<b>IMPERIAL</b>	<b>METRIC</b>
Net Frontage	11'8"	3.55 m
Gross Frontage	17'6"	5.33 m
Ground Floor Sales	179 sq ft	16.62 sq m
Basement	138 sq ft	12.82 sq m
Total	317 sq ft	29.45 sq m

#### **LEASEHOLD:**

Available on a new effective full repairing and insurance lease. Term by arrangement.

#### **RENT:**

£20,000 per annum exclusive of rates, VAT and all other outgoings.

#### **RATES:**

**Rateable Value:** £13,250 UBR 49.1p (April 2019/2020).  
Small Business Multiplier



#### **ENERGY PERFORMANCE CERTIFICATE:**

**Certificate Reference Number: 9628-3059-0449-0100-5895**

The energy efficiency rating for this property is D 97

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 in respect of the transaction.

#### **VIEWING:**

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



DWELLINGS  
20 - 28

DWELLINGS  
10 - 19

NATIONAL CAR PARKS  
MULTI-STOREY  
(587) (ACTUAL)

BARCLAYS  
138

BOND STREET ROW  
KING PLACE

POUNDLAND  
DISCOUNT STORE

SUBWAY  
SANDWICH BAR

SHAKEAWAY  
JUICE BAR

DWG  
SOCK SMITH

15  
15A

PORTA  
TRAVEL GOODS

ROUTE ONE  
SPORTS GOODS

U FONE TEL  
THE BODY SHOP

TALK LUGGAGE  
TRAVEL GOODS

BRILLIANT  
BRITANNIA  
GIFTS

BOMBAY ALOO  
INDIAN REST

BUR DE CHGE  
CLOTHING

TRADING POST  
COFFEE ROASTERY

STEAMER TRADING  
COOKSHOP  
(4 RETAIL FLOORS)

ELITE  
MWR  
EUROZOOM

T K MAXX  
CLOTHING

SIZE? SHOS

VACANT

VACANT

WALKS  
COIFF  
HAIR

THE IVY GRILLS & BRASSERIES

FAT FACE  
LADIES &  
MENS WEAR

VACANT RESTAURANT

JACK'S OF BRIGHTON

CASA DELLA  
PIZZA RESTAURANT

RAIL BOOKING OFFICE

HABITAT  
FURNITURE

WATCHES OF  
SWITZERLAND  
JEWELLER

WALHACA  
MEXICAN RESTAURANT

EDWARDS & HOPE

TINTO TAPERIA

VACANT

WALKS  
COIFF  
HAIR

FAT FACE  
LADIES &  
MENS WEAR

MARWOOD STUDIOS  
CAFE

VACANT

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