

# GROUND FLOOR SHOP WITH 2 BED MAISONETTE TO LET

## 23 Gardner Street, Brighton, BN1 1UP

### LOCATION:

The property is situated on the western side of Gardner Street, Brighton in the highly desirable North Laine.

### DESCRIPTION:

An attractive building with a shop unit arranged over ground floor and basement storage with a self-contained 2 bedroom maisonette on 1<sup>st</sup> & 2<sup>nd</sup> floors accessed separately on Gardner Street.

### ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Net Frontage	11'5"	3.48 m
Ground Floor Sales Area	226.54 sq ft	21.04 sq m
Rear storage	82.37 sq ft	7.65 sq m
Basement storage approximately	282 sq ft	26.19 sq m
WC		
<b><u>Maisonette</u></b>		
<b><u>First Floor</u></b>		
Bathroom		
Kitchen	78.30 sq ft	7.27 sq m
Lounge	132.86 sq ft	12.34 sq m
<b><u>Second Floor</u></b>		
Bedroom 1	71.55 sq ft	6.64 sq m
Bedroom 2	131.67 sq ft	12.22 sq m

### LEASE:

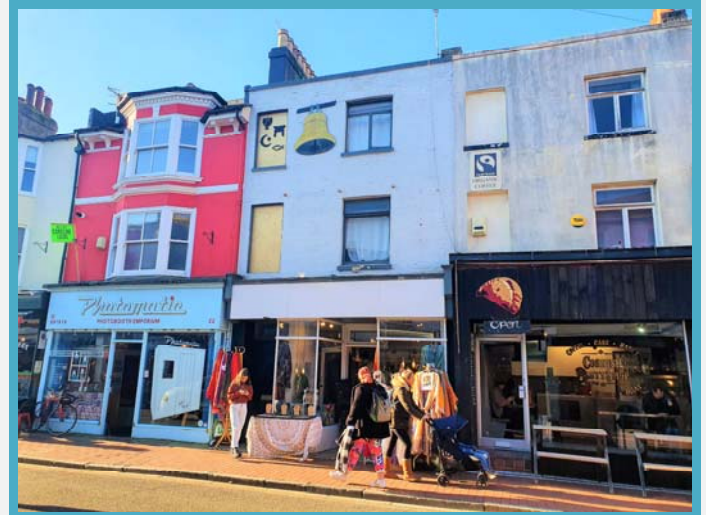
Assignment of existing lease for a term of 10 years from 11<sup>th</sup> February 2015. Lease includes and rent is inclusive of the above maisonette.

### RENT:

£23,000 per annum exclusive of rates, service charge, VAT and all other outgoings.

### PREMIUM:

Offers invited in the region of £30,000.



### MAISONETTE:

The maisonette is currently let at a rent of £1,450 PCM.

### RATES:

**Rateable Value:** £15,000 UBR 49.1p (April 2019/2020).  
 Small Business Multiplier

**COUNCIL TAX:** Band B

### ENERGY PERFORMANCE CERTIFICATE:

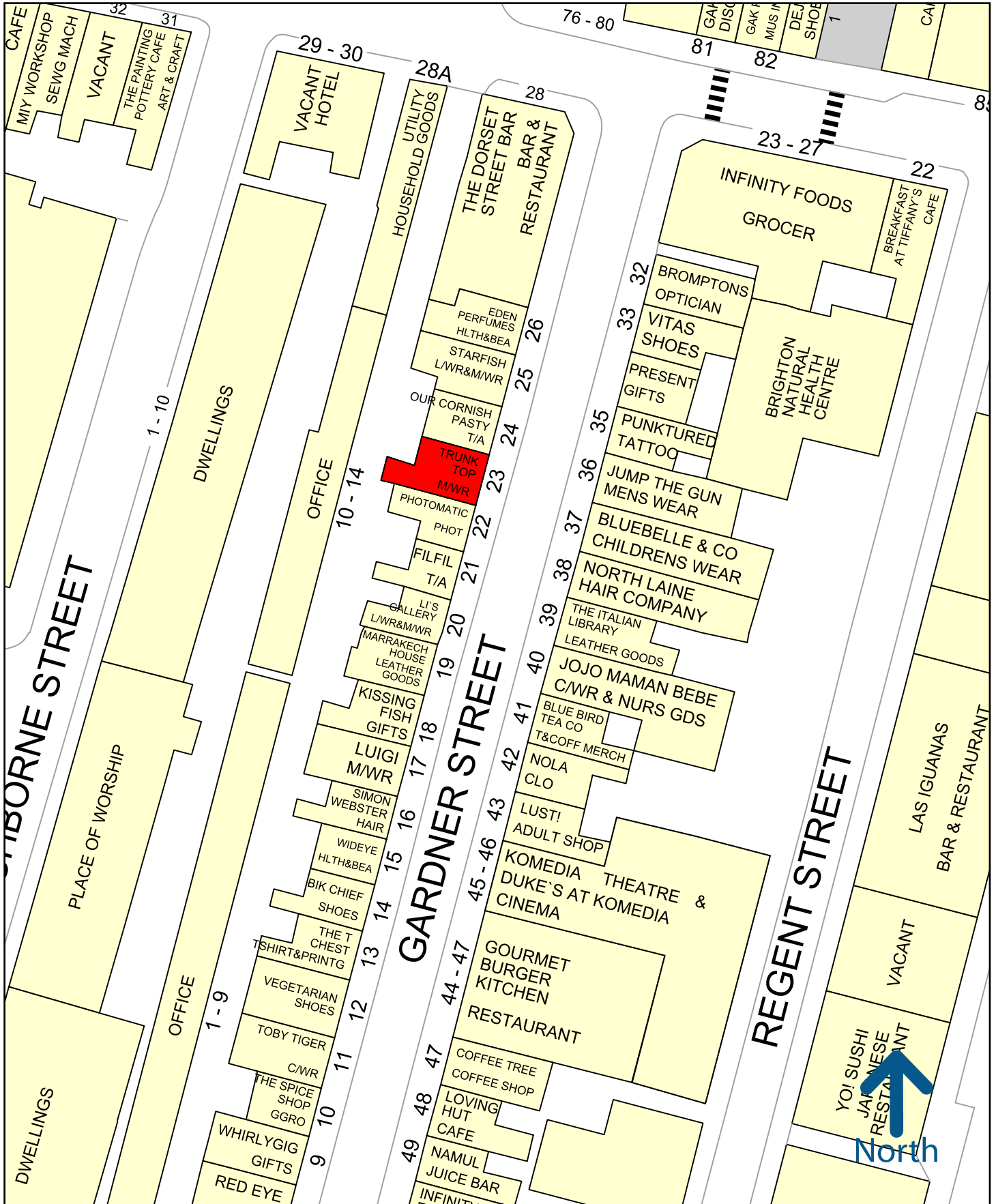
On application.

### 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**.



25 metres

Experian Goad Plan Created: 21/01/2020

Created By: Carr And Priddle



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