

**TO LET - A1/A2 RETAIL UNIT
(ALTERNATIVE USES STP)
15 PRESTON STREET, BRIGHTON BN1 2HN**

LOCATION:

The property is prominently located in Preston Street close to the Seafront, the i360 and the junction with Kings Road. To the north is the Western Road retail thoroughfare which has occupiers including Waitrose, Argos and Caffè Nero.

Nearby occupiers in Preston Street include Ephesus, Genting Casino, Edit, Adelfia, Bishop Sullivan, Siam Siam & The Copper Rooms. Brighton railway station is 0.9 miles (17 mins walk). Car-parking is available in nearby Regency Square nearby (0.1 miles, 2 mins walk).

DESCRIPTION:

The premises comprise a ground floor retail unit with small rear kitchen and W.C. The lower ground has a further two rooms plus shower and W.C with access to a small outside area. The property has been refurbished and benefits from spot display lighting, hardwood floor, and a fully glazed (and part return) frontage.

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

C	IMPERIAL	METRIC
Main Frontage	10' 3" ft	3.1 m
Internal Width max	12' 6" ft	3.8 m
Shop Depth max	27' 10" ft	8.5 m
Ground floor Sales	343 sq ft	31.9 sq m
Kitchen	18 sq ft	1.7 sq m
W.C.		
Lower Ground	331 sq ft	30.75 sq m
Shower & WC		

LEASEHOLD:

Available by way of a new effective full repairing and insuring lease for a term to be agreed.

RENT:

£10,500 per annum exclusive.

VAT:

We are advised that the property is not elected for VAT.

RATES:

Rateable Value: £10,750 UBR 49.9p (April 2021/2022).
(Small Business Rates Relief).

PLANNING:

The new Use Classes Order effective 1st September 2020 was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses.



ENERGY PERFORMANCE CERTIFICATE:

Certificate Reference Number: 0970-9903-0329-5420-9060

The energy efficiency rating for this property is E 106.

A full copy of the EPC can be viewed at:

www.ndepcregister.com

LEGAL COSTS:

Each party 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**.

