

SHOP UNIT TO LET
3 BEACONSFIELD PARADE,
BEACONSFIELD ROAD,
BRIGHTON, BN1 6DN

LOCATION:

The property is located on the west side of the busy A23 Beaconsfield Road, one of the main routes into the City Centre. Nearby occupiers include Stay Much Better Tattoos, Sunny Foods, Miss Moles Flower Emporium and Kamsons Pharmacy.

DESCRIPTION:

Ground floor Lock-up shop with kitchenette and W.C.

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas:

	IMPERIAL	METRIC
Gross Frontage	16'8"	5.07 m
Net Frontage	15'8"	4.77 m
Shop Depth	11'6"	3.50 m
Shop Width	16'0"	4.87 m
Sales Area	176 sq ft	16.35 sq m
Kitchenette	18 sq ft	1.67 sq m
W.C		

LEASE:

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

RENT:

£6,500 per annum exclusive of Rates, VAT and all other outgoings.

LEGAL COSTS:

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



RATES:

Rateable Value: £3,550 UBR 49.1p (April 2019/20).

ENERGY PERFORMANCE CERTIFICATE:

Certificate Reference Number: 0080-0836-5369-2272-9092

The energy efficiency rating for this property is E / 112.

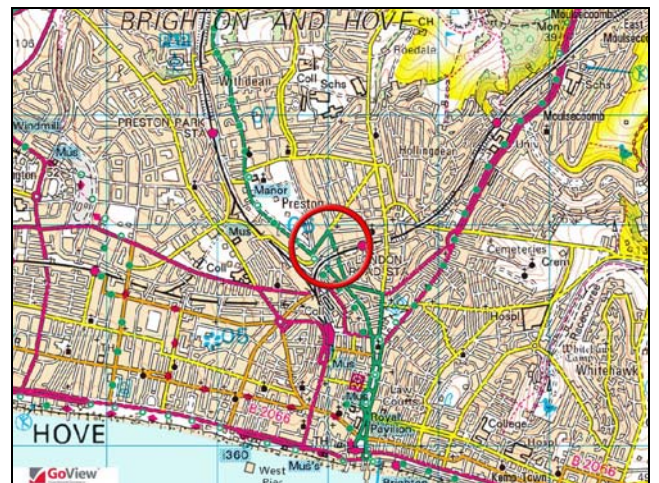
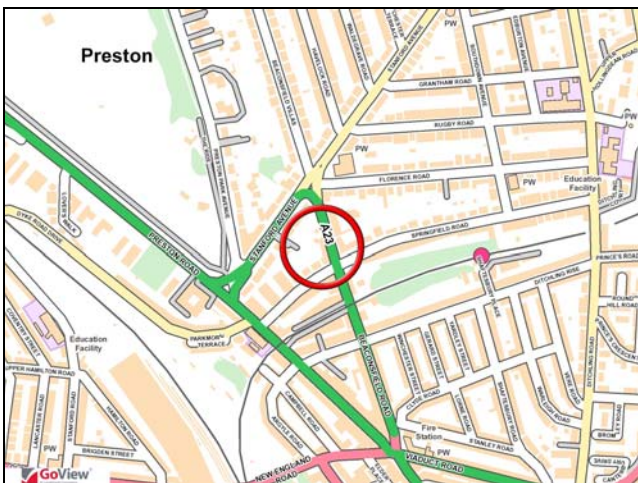
A full copy of the EPC can be viewed at:

www.ndepcregister.com

VIEWING:

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

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Whilst every care is taken in the preparation of these particulars, Carr & Priddle and the vendor / lessor take no responsibility for any error, misstatement or omission therein. Dimensions and floor areas are approximate and are for guidance only. Interested parties should verify these for themselves. These particulars do not constitute an offer or contract and members of the Agents firm have no authority to make any representation or warranty in relation to the property. Rents and prices quoted in these particulars may be subject to VAT. Regulated by RICS.