

SUPERB RETAIL PREMISES TO LET

134-135 London Road, Brighton BN1 4JH

LOCATION:

The subject property is located on the eastern side of London Road being one of the City's busiest shopping areas.

Nearby occupiers include McDonald's, Aldi, Costa, Iceland and a major new development of a further 232 student flats is currently underway.

DESCRIPTION:

Attractive 2 storey property consisting of a ground floor shop with a south facing return frontage, rear ancillary area and first floor storage accessed via a rear staircase.

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Ground Floor Width	29.11 ft	9.12 m
Ground Floor Depth	52.6 ft	16 m
Retail Area	1,346 sq ft	125 sq m
First Floor Store	720 sq ft	66.89 sq m

LEASEHOLD:

Available on a new full repairing and insuring Lease. Terms to be agreed.

RENT:

£53,000 per annum exclusive of rates, VAT and all other outgoings.

VAT:

It is understood that VAT will be chargeable on the terms quoted.



RATES:

Rateable Value: £36,500 UBR 49.9p (April 2020/2021).
Small Business Multiplier

ENERGY PERFORMANCE CERTIFICATE:

An EPC is in the process of being acquired

LEGAL COSTS:

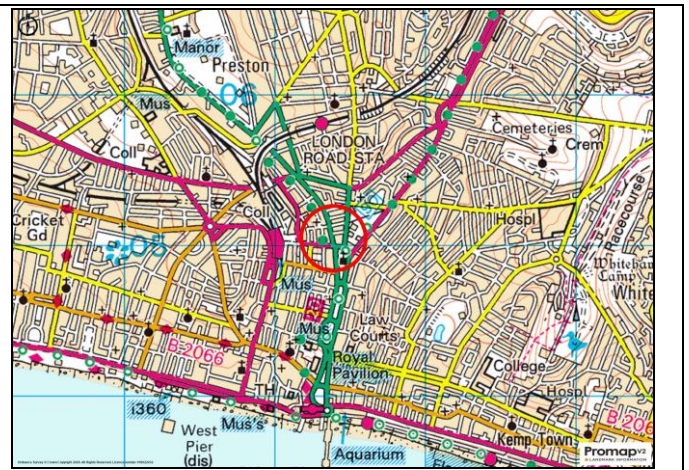
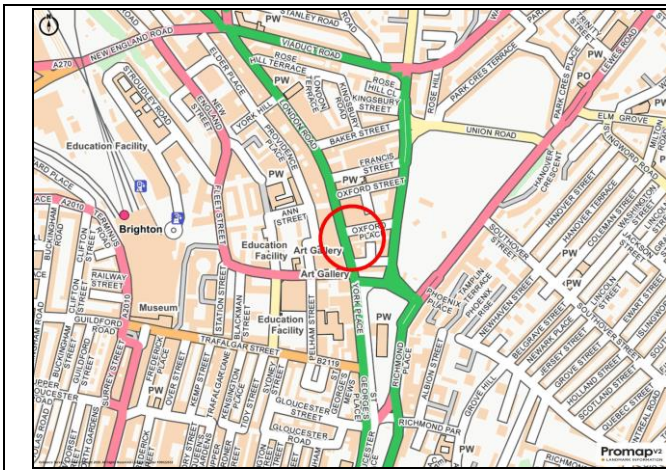
Each side will be responsible for their own legal costs in respect of the transaction.

VIEWING:

By prior appointment through joint agents **Simon Thetford** at Carr and Priddle simon@carrpriddle.co.uk 01273 208010

or SHW, Richard Pyne 01273 876213 rpyne@shw.co.uk,
James Bryant 01273 876 252 jbryant@shw.co.uk.

134-135 London Road, Brighton



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