

TO LET - A1 RETAIL UNIT
7 GARDNER STREET, BRIGHTON BN1 1UP

LOCATION:

The property is prominently located in Gardner Street close to the junction with Church Street. The popular North Laine comprise a cosmopolitan and vibrant mix of some 300 independent shops, 37 cafes, 22 pubs, and 4 theatres including the Komedia.

Nearby occupiers include Hells Kitchen, Kooks, Infinity Foods, The Spice Shop and Toby Tiger. Brighton railway station is 0.4 miles (9 mins walk). NCP car-parking is available in Church Street nearby (100m).

DESCRIPTION:

The ground floor lock-up shop consists of a main open plan retail space with a rear changing room area, small kitchen and W.C. The basement is accessed by a staircase (via a trapdoor in the sales area).

The property is fitted with display lighting, ceiling fan, hardwood floor, power points and benefits from a prominent fully glazed frontage.

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Gross Frontage	15' 4" ft	4.7 m
Net Frontage	15' 2" ft	4.6 m
Internal Width	15' 2" ft	4.6 m
Shop Depth	24' 4" ft	7.4 m
Ground floor Sales	374 sq ft	34.7 sq m
Kitchen	16 sq ft	1.5 sq m
WC		
Basement	294 sq ft	27.3 sq m

LEASEHOLD:

An assignment of the lease dated 26th September 2014 with four yearly rent reviews (next review 26th September 2022) for a term of twelve years expiring 23rd September 2026.

RENT:

£25,000 per annum exclusive.

RATES:

Rateable Value: £21,750 UBR 49.9p (April 2020/2021). (Small Business Rates Relief). Retail occupiers are able to apply for a business rates holiday for the current rating year expiring 31st March 2021.



VAT:

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

ENERGY PERFORMANCE CERTIFICATE:

EPC applied for.

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**.

