

**TO LET - A1 RETAIL UNIT  
(ALTERNATIVE USES STP)  
5 BRIGHTON PLACE, BRIGHTON BN1 1HJ**

**LOCATION:**

The property is located in the South Laines, Brighton Place close to the new Hanningtons Lane development. nearby occupiers include The Pump House, Gold Arts, Donatello, Prestige Pawnbrokers and Cass Art.

**DESCRIPTION:**

The premises comprise a ground floor retail unit with small rear storage and W.C, there is further retail space on the first floor and an office located at the second floor with storage in the basement.

**ACCOMMODATION:**

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Main Frontage	11' 10" ft	3.61 m
Internal Width max	11' 2" ft	3.4 m
Shop Depth max	17' 8" ft	5.38 m
Ground floor Sales	208 sq ft	19.32 sq m
Rear storage	57 sq ft	5.3 sq m
W.C.		
Basement	118 sq ft	10.96 sq m
First floor	113 sq ft	10.5 sq m
Second floor	142 sq ft	13.19 sq m

**LEASEHOLD:**

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

**RENT:**

£19,000 per annum exclusive.

**RATES:**

**Rateable Value:** £13,250 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.

**LEGAL COSTS:**

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



**ENERGY PERFORMANCE CERTIFICATE:**

**Certificate Reference Number: 0223-2988-0730-8400-3003**

The energy efficiency rating for this property is D 85.

A full copy of the EPC can be viewed at: [www.ndepcregister.com](http://www.ndepcregister.com)

**VIEWING:**

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