

CENTRAL SELF-CONTAINED OFFICE BUILDING WITH PRIVATE PARKING

TO LET

63A SHIP STREET, BRIGHTON BN1 1AE

LOCATION:

The property is located in Brighton City Centre in the South Lanes area close to Brighton Seafront. Nearby occupiers include Hotel Du Vin, Ask, Fred Perry & Fat Face. The property offers good vehicular access to the A259 coast road whilst Brighton mainline railway station is only a short walk away.

DESCRIPTION:

Rarely available self-contained city centre office with parking, accessed via a gated private courtyard, the property comprises a two storey building with kitchenette and two WC's.

ACCOMMODATION:

The accommodation has the following approximate net internal areas:

	IMPERIAL	METRIC
Ground Floor		
Office & meeting room	263 sq ft	24.4 sq m
Kitchen & WC		
First Floor		
Office & WC	443 sq ft	41.2 sq m
Total:	706 sq ft	65.6 sq m
3 x car parking spaces plus bike spaces		

LEASE:

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

RENT:

£23,000 per annum exclusive.

VAT:

We are informed that VAT is not payable on the rental outgoings.

RATES:

Rateable Value: £13,250 UBR 49.9p (April 2021/2022).

LEGAL COSTS:

Each side will be responsible for their own legal costs.

VIEWING:

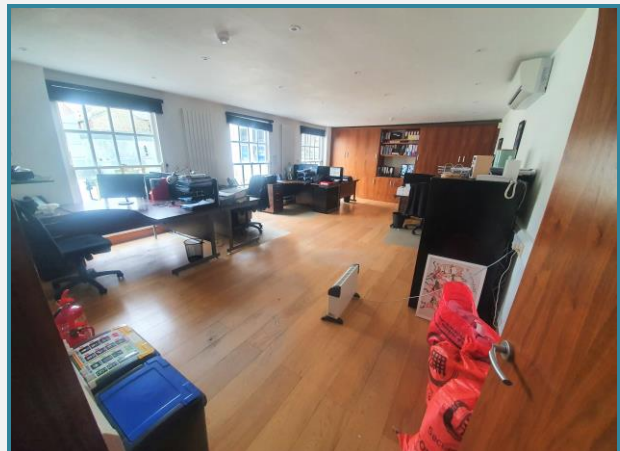
By prior appointment through sole agents Carr and Priddle on **01273 208010**.

ENERGY PERFORMANCE CERTIFICATE:

Certificate Reference No: 2977-4905-2610-7977-1350

The energy efficiency rating for this property is D 93.

A full copy of the EPC can be viewed at: www.ndepcregister.com



63a Ship Street, Brighton



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