

## **CORNER SHOP UNIT IN NORTH LAINE TO LET 9 CHURCH STREET, BRIGHTON BN1 1US**

### **LOCATION:**

Situated in the heart of the popular & fashionable North Laine in Church Street close to the junctions of Bond Street and Gardner Street. Brighton station is less than ten minutes walk away (0.4 miles) and there is an NCP Brighton Theatre car park is 290 ft (587 car spaces).

Nearby occupiers include Crunch & Co, China World, William The Fourth PH, Dockerills, Gresham Blake, Franco Manco, Peach Blossom & Genie.

### **DESCRIPTION:**

Ground floor corner unit arranged as a sandwich bar with fixtures and fittings. The property also benefits from basement storage and WC.

### **ACCOMMODATION:**

The building has the following approximate dimensions and areas.

	<b>IMPERIAL</b>	<b>METRIC</b>
Ground floor	140 sq ft	13.00 sq m
Basement	87.42 sq ft	8.12 sq m
WC		

### **LEASE:**

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

### **RENT:**

£10,500 per annum exclusive of rates, VAT and all other outgoings.

### **RATES:**

**Rateable Value:** £3,200 UBR 49.9p (April 2021/2022).

### **LEGAL COSTS:**

Each part to pay their own legal costs.

### **VAT:**

We are advised that VAT is not payable.



### **ENERGY PERFORMANCE CERTIFICATE:**

EPC on request

### **VIEWING:**

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

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