



## 116 ST GEORGES ROAD, BRIGHTON, BN2 1EA

- Rare Launderette sui generis use.
- New lease available.
- Popular Kemp Town location.
- Basement storage.



## LOCATION:

Situated in a prominent position in a busy secondary retail location on the southern side of St Georges Road.

Nearby occupiers include Artisan, The Old Bank, Princetons, William Morris, Bramptons Butchers & Cheese Shop, Sawyer & Co, WH Smith Local & Age UK.

## DESCRIPTION:

Ground floor launderette premises with basement storage & W.C.

## ACCOMMODATION:

The accommodation has the following approximate net internal areas.

	IMPERIAL	METRIC
Gross Frontage	17' 10"	5.43 m
Net Frontage	16' 5"	5 m
Shop Depth	44'	13.4 m
Ground Floor	770 sq ft	71.5 sq m
Basement*	560 sq ft	52 sq m

## RENT:

£17,500 Per annum exclusive.

## TENURE:

The property is available on a new FRI lease on terms to be agreed

## VAT:

We are advised that VAT is not chargeable on the rental outgoings.

## PLANNING:

The Use Classes Order of 1st September 2020 was introduced to cover commercial, business and service uses. Use Class E includes A1, A2, A3, B1 and some D1 & D2 uses.

## RATES:

Rateable Value: £14,000 UBR 49.9p (April 2021/2022). Small Business Rates Relief may apply.

## ENERGY PERFORMANCE CERTIFICATE:

EPC on request.

## LEGAL COSTS:

Each party are to be responsible for their own legal costs incurred in this transaction.



## VIEWING & FURTHER INFORMATION:

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