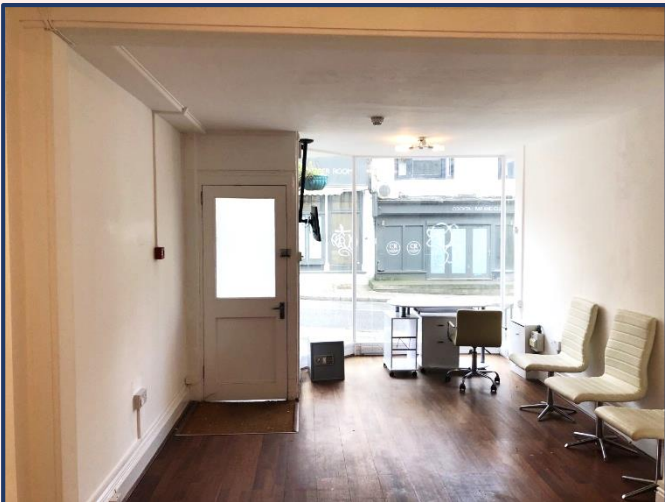
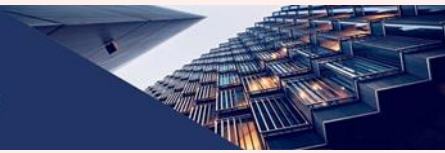




**SMALL RETAIL/OFFICE UNIT 243 sq ft (22.6 SQ M).
16 PRESTON STREET BRIGHTON BN1 2HN**





LOCATION:

The property is prominently located in Preston Street close to the Seafront, the i360 and the junction with Kings Road. To the north is the Western Road retail thoroughfare which has occupiers including Waitrose and Caffè Nero.

Nearby occupiers in Preston Street include Ephesus, Genting Casino, Edit, Adelfia, Siam Siam & The Copper Rooms.

Brighton railway station is 0.9 miles (17 mins walk). Car parking is available in nearby Regency Square (507 spaces, 0.1 miles, 2 mins walk).

DESCRIPTION:

This ground floor unit consists of a main open plan space with W.C located to the rear.

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

ACCOMMODATION:

The accommodation has the following approximate net internal areas.

	IMPERIAL	METRIC
Sales Area	243 sq ft	22.6 sq m
W.C.		

LEASE:

A new effective full repairing and insuring lease on terms to be agreed.

RENT:

£10,000 per annum exclusive.

VAT:

We are informed VAT is not payable 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: £ UBR 49.9p (April 2021/2022). Small Business Rates Relief may apply.

SERVICE CHARGE:

Details on application.

ENERGY PERFORMANCE CERTIFICATE:

The EPC will be provided on request.

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



VIEWING & FURTHER INFORMATION:

Nicole Evans

m: 07394 562643

e: nicole@carrpriddle.co.uk

Simon Thetford

m: 07851 246805

e: simon@carrpriddle.co.uk

t:01273 208010

w:carrpriddle.co.uk



Whilst every care is taken in the preparation of these particulars, Carr & Priddle and the vendor/lessor take no responsibility for any error, omission or misstatement 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 respect of the property. Rents and prices quoted in these particulars may be subject to VAT. Regulated by RICS.