

PROMINENT DOUBLE FRONTED RETAIL SHOP

TO LET



20-21 EAST STREET

BRIGHTON BN1 1HP



**GRAVES
SON &
PILCHER**

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Location

Situated in the heart of central Brighton and close to the historic Lanes, one of Brighton's premier retail thoroughfares. Brighton seafront, Royal Pavilion and Brighton Town Hall are all in close proximity. Nearby notable operators nearby include Hugo Boss, Russell & Bromley, Reiss, MAC, Toni & Guy, GAP Children, and Molton Brown.

Accommodation

A chance to acquire this rarely available end of terrace retail premises which is suited to a variety of business uses. The main sales area is fully carpeted with period features throughout, large double glass frontage and spot lighting. At lower ground floor level there are storage rooms, office, staff breakout area, staff wc and kitchenette. The first floor is currently configured as two storage rooms, both carpeted with fluorescent strip lighting, electric heating and sash windows.

Ground Floor Sales Area	657 ft ²	61 m ²
Lower Ground Floor	639 ft ²	59 m ²
First Floor	620 ft ²	57 m ²
Total Floor Area	1,916 ft²	178 m²

services not tested
all measurements are approximate

Terms

A new effective full repairing and insuring lease for a term to be agreed at a commencing rental of **£65,000 per annum** exclusive and subject to rent reviews at appropriate intervals. Each party to be responsible for their own legal fees.

Rateable Value £70,000

EPC applied for

Viewing by appointment with sole letting agent **GRAVES SON & PILCHER LLP**



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