

**RARELY AVAILABLE  
RETAIL UNIT**

**TO LET**



**25 BOND STREET**

**BRIGHTON BN1 1RD**



01273 321 123

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## Location

Situated in one of the North Laine premier commercial thoroughfares and close to the junction with Church Street. Local traders include Café Nero, Shakeaway, Costa, Badger and William The Fourth Public House.

## Accommodation

A chance to acquire this rarely available E class premises in the heart of the North Laine which would suit a variety of commercial traders. The accommodation is split over four floors and comprises of lower ground floor stores, ground floor sales plus first and second floor storage space. Access from the ground floor leads to a good sized rear courtyard. The upper floors were previously used as a two bedroom maisonette and there is the opportunity for the new occupier to return to this former use. Electric heating is throughout with timber flooring, track and spot lighting, bay windows and glass frontage.

<b>Lower ground floor</b>	215 ft <sup>2</sup>	19.9 m <sup>2</sup>
<b>Ground floor</b>	314 ft <sup>2</sup>	29.5 m <sup>2</sup>
<b>First floor</b>	224 ft <sup>2</sup>	20.8 m <sup>2</sup>
<b>Second floor</b>	201 ft <sup>2</sup>	18.6 m <sup>2</sup>
<b>Total Floor Area</b>	<b>954 ft<sup>2</sup></b>	<b>88.6 m<sup>2</sup></b>

## Terms

The premises are held on a full repairing and insuring lease for a term of 15 years from 1 March 2008 at a passing rent of £25,000 per annum, exclusive with open market rent reviews every 5th anniversary. The premises may be elected for VAT and therefore VAT may be payable on the terms quoted.

**Rateable Value** £21,750

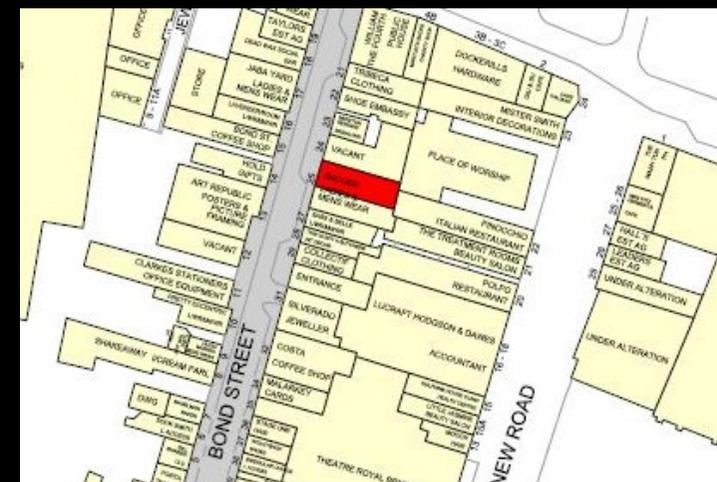
**EPC** applied for

amenities & services not tested  
all measurements are approximate

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



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