

PRIME SHOP PREMISES

HIGH FOOTFALL CITY CENTRE LOCATION

TO LET



14 BOND STREET

BRIGHTON, BN1 1RD



**GRAVES
SON &
PILCHER**

01273 321 123

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Location

The premises are prominently located on the western side of Bond Street, one of Brighton's prime city centre retail locations, which is situated between North Street and Church Street. Bond Street is a sought after street situated in the popular North Laine comprising a major retail thoroughfare with numerous retail, cafe and restaurant occupiers including Ollie Quinn, Caffé Nero, Storm, Costa Coffee, Art Republic, Silverado, Sass & Belle, and Shoe Republic.

Accommodation

The property comprises a ground floor shop and basement with storage on the first and second floors and has the following approximate net internal floor areas:

Gross Frontage: 18'2" 5.5 m
Internal Width: 14'2" 4.3 m

ground floor shop	600 sq ft / 55.7 sq m
basement	309 sq ft / 28.7 sq m
first floor: storage 2 rooms	538 sq ft / 50 sq m
second floor: storage 2 rooms	235 sq ft / 21.8 sq m

Rateable Value: £28,250

measurements are approximate

EPC Rating: to be confirmed

amenities and services not tested

Terms:

The premises are TO LET on a new full repairing and insuring lease, for a term to be agreed. Offers of rental are invited in the region of £45,000 per annum, exclusive, subject to rent reviews at appropriate intervals. VAT is not chargeable on the terms quoted. Vacant Possession possible from 26th April 2019.

Viewing: by strict appointment with sole agent, GRAVES SON & PILCHER LLP



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