

# BRIGHTON CITY CENTRE / NORTH LAINE

## ATTRACTIVE SHOP IN PRIME STREET

### TO LET - £25,000 pa ex



**6 BOND STREET**

**BRIGHTON BN1 1RP**



01273 321 123

GSP.UK.COM

## Location

Situated in one of Brighton's leading shopping streets, which links the main commercial thoroughfare of North Street with the vibrant and diverse North Laine. This high footfall location attracts a wide range of multiple and independent retail and hospitality businesses. Nearby occupiers include Ace & Tate, Badger Clothing, Enter Gallery, Clarkes Art Shop, Costa and Café Nero.

## Description

An opportunity to acquire a prime retail shop in the North Laine. Forming part of a Grade II listed building, the shop comprises a ground floor sales area, along with a lower ground floor store. The sales areas is open plan with feature glazed shop front and timber floor. The lower ground floor is arranged as two store rooms, kitchenette and WC.

<b>Ground floor sales area</b>	242 ft <sup>2</sup>	22.4 m <sup>2</sup>
<b>Lower ground floor store</b>	230 ft <sup>2</sup>	21.3 m <sup>2</sup>
<b>Total Floor Area</b>	<b>472 ft</b>	<b>43.7 m<sup>2</sup></b>

## Terms

A new lease is available for a term to be agreed at a commencing rental of **£25,000 per annum**, plus VAT, exclusive, subject to rent reviews at appropriate intervals. The rental will be exclusive of VAT, business rates, building insurance premium, service charge and any other outgoings. The lease will be excluded from the security of tenure and renewal provisions of the Landlord and Tenant Act 1954. Each party is to be responsible for their own legal costs.

**Rateable Value** £14,750      **EPC** D - 96

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



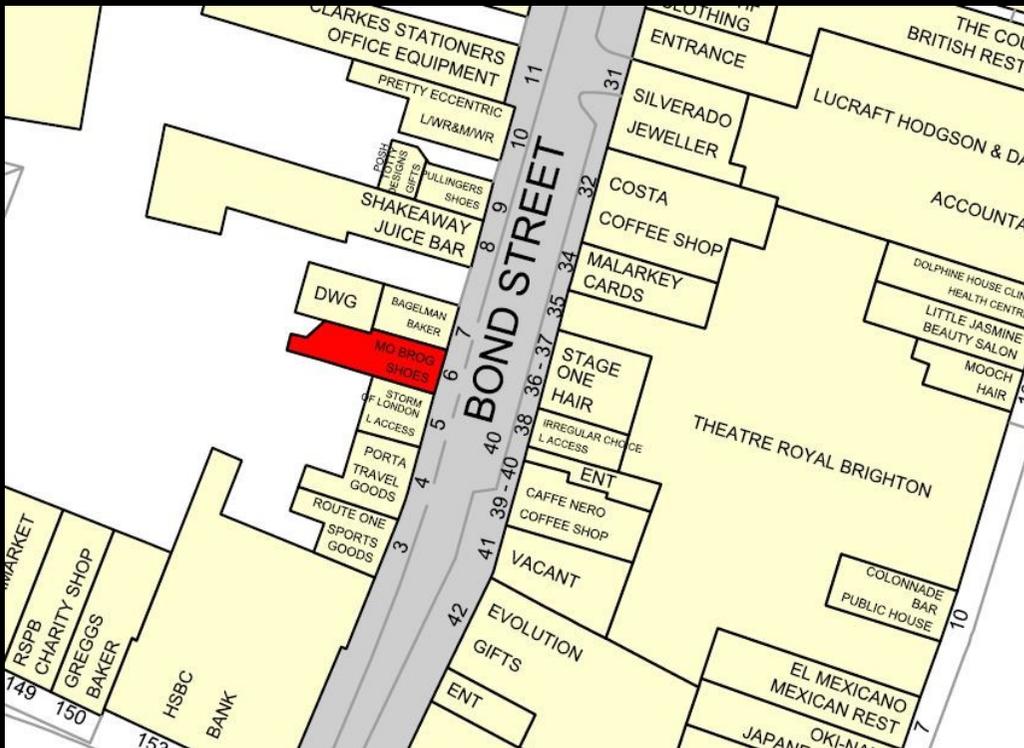
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amenities & services not tested  
all measurements are approximate

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