

# RETAIL UNIT

# TO LET



**23 BRIGHTON SQUARE**

**BRIGHTON BN1 1HD**



01273 321 123

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## Location

Situated at the entrance of Brighton Square and close to the new Hannington Lane specialist retail development in the heart of Brighton's famous Lanes. Local and national covenant strength occupiers are located close by including The Coppa club, Watches of Switzerland, Hotel Chocolat and Donatello's Restaurant. The area experiences high pedestrian flow from tourists and local residents.

## Accommodation

An opportunity to be in occupation of this well-presented E-Class premises, comprising of ground floor retail space, WC with wash basin, and storage. Benefiting from an impressive glass return frontage, tiled flooring and strip LED lighting. This would suit a variety of commercial occupiers who want to take advantage of the busy thoroughfare.

Frontage	24'8	7.56 m
Ground Floor	320 ft <sup>2</sup>	29.9 m <sup>2</sup>

## Terms

A new effective full repairing and insuring lease for a term to be agreed at a commencing rental of **£23,000 per annum** exclusive subject to rent reviews at appropriate intervals.

**Rateable Value** £14,000

**EPC** E—106

services not tested  
all measurements are approximate & gross internal

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



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