

# PRIME RETAIL UNIT

# TO LET



**23 SHIP STREET**

**BRIGHTON, BN1 1AD**



01273 321 123

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## Location

Situated in the heart of central Brighton, close to The Lanes and within walking distance of Brighton Seafront. Ship Street receives a high amount of footfall and is regarded as one of Brighton's busiest thoroughfares. Occupiers close by include The Ivy In The Lanes, Ivy Asia, Pizza Pilgrims, Fred Perry and ASK Italian.

## Accommodation

An opportunity to occupy this well presented premises which would suit a variety of commercial users. The accommodation is configured as open plan ground floor sales area with lower ground floor storage space and benefits from glass frontage, spot and track lighting, kitchenette, rear courtyard and outside w/c facility.

Ground Floor	548 ft <sup>2</sup>	50.9 m <sup>2</sup>
Lower Ground Floor	207 ft <sup>2</sup>	19.2 m <sup>2</sup>
<b>Total Accommodation</b>	<b>755 ft<sup>2</sup></b>	<b>70.1 m<sup>2</sup></b>

## Terms

A new full repairing and insuring lease at a guide rent of **£40,000 per annum** exclusive, for a term to be agreed subject to rent reviews at appropriate intervals. Each party is to be responsible for their own legal fees.

**Rateable Value** £32,750

**EPC** C 66

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



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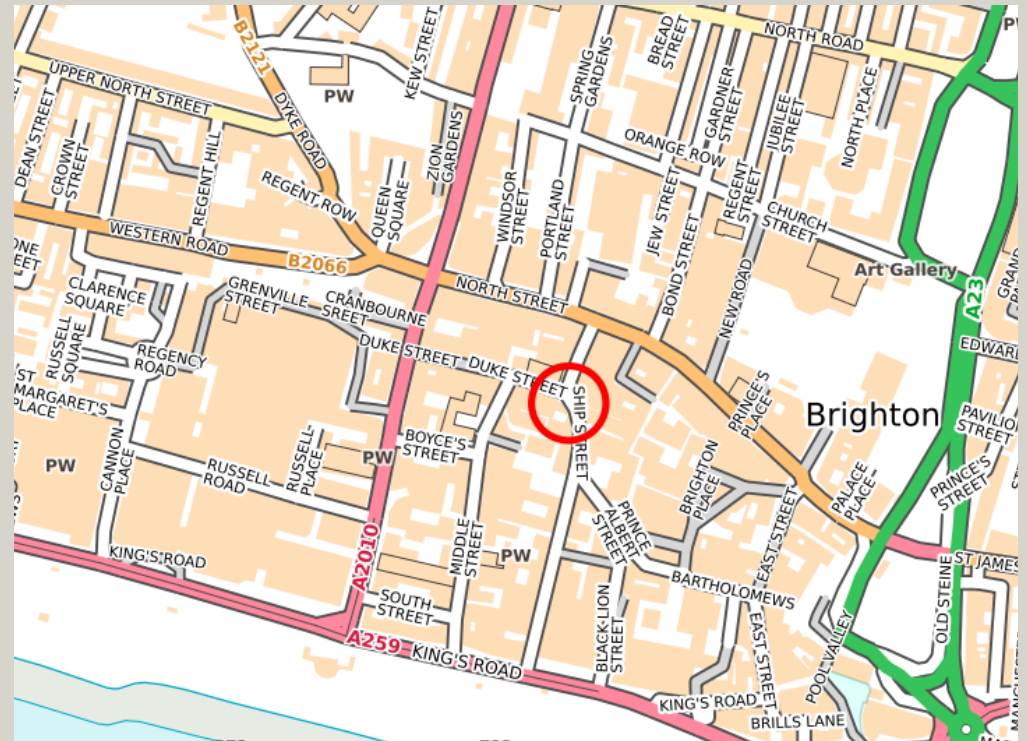
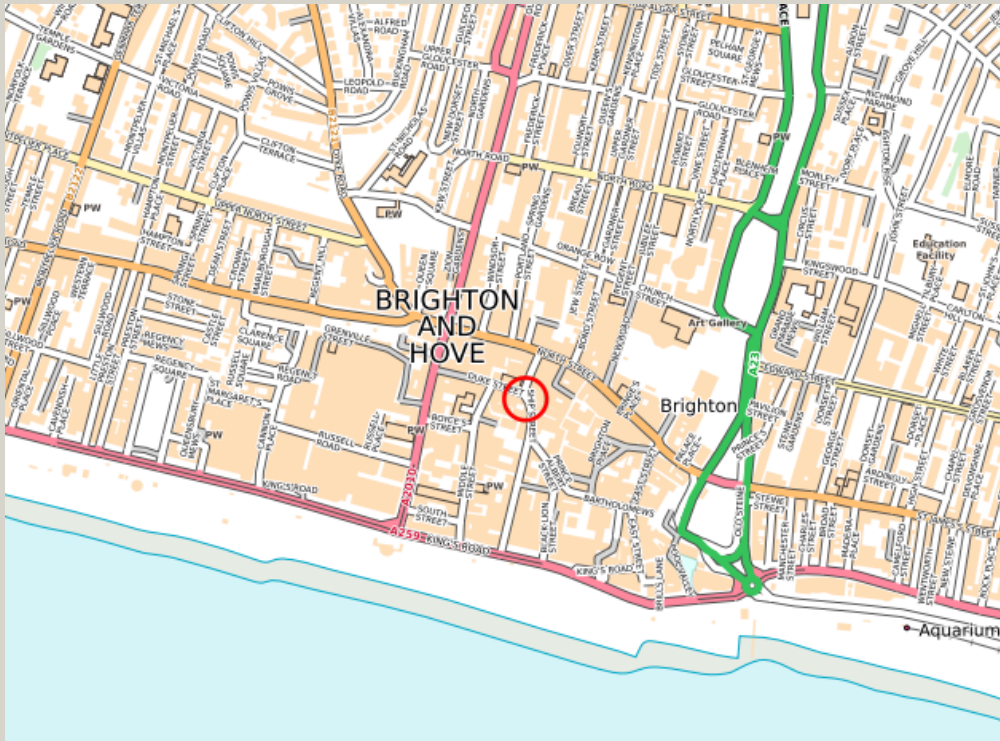
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services not tested  
all measurements are approximate

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