



**DUKES  
LANE**  
BRIGHTON

**green&partners**

**CLASS E OPPORTUNITY**

# BRIGHTON

## UNIT 3 & 4, DUKES LANE

### LOCATION

Dukes Lane is one of Brighton's most exclusive shopping destinations, situated between Churchill Square and East Street and close to the historic Lanes and Duke Street.

Dukes Lane offers a vibrant mix of national and independent shops and boutiques with retailers including **Fred Perry, Aquila, Isle of Avalon, Farah** and **Toast**.

Award winning street food occupier **Mowgli** has recently opened on Dukes Lane.

Please refer to the attached copy of the street traders plan for further details.

### ACCOMMODATION

The premises are arranged over ground floor only comprising the following approximate areas:

**Ground Floor** 1,240 sq. ft. (115.19 sq. m)

### LEASE

The premises are available on a new effectively full repairing and insuring lease for a term to be agreed.

### RENT

# £40,000

per annum exclusive.

### SERVICE CHARGE

The current service charge for the financial year is £13,100.

### BUSINESS RATES

We have been informed by the Valuation Office Agency of the following rating information:

<b>Rateable Value</b>	£49,240
<b>UBR (24/25)</b>	0.499p

All parties are to be advised to make their own enquires to the relevant authority.

### EPC

An EPC has been commissioned. A full report is available upon request.

### LEGAL COSTS

Each party is responsible for their own legal costs incurred in this transaction.

### VIEWING

By prior appointment through sole agents, **Green & Partners**, contacting:

**Nicole de Blaquièrè** **07789 478916**  
nicole.deblaquiere@greenpartners.co.uk

SUBJECT TO CONTRACT

**green&partners**

020 7659 4848 | info@greenpartners.co.uk | greenandpartners.co.uk

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MIDDLE STREET

SHIP STREET

15-16

They made this.

17-18

TOAST

19-20

AVAILABLE

21

THE BRIGHTON BOX

22

Kiehl's

23 AVAILABLE

24 POP UP OPPORTUNITY

25

26

27

PROFILE FASHION

12

MOWGLI STREET FOOD

DUKES LANE BRIGHTON

11

AQUILA HANDMADE JEWELLERY

10

BRAND SIXTEEN

9

ROCK THE FROCK

8

ISLE OF AVAALON

AVAILABLE

6

The FAIR SHOP

5

3 FARAH

4

AVAILABLE

3

AVAILABLE

2



NO ACCESS TO CAR PARK

CAR PARK

CARETAKER'S OFFICE

CAR PARK ENTRANCE