



green&partners

CLASS E OPPORTUNITY

BRIGHTON

UNIT 25, 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 246 sq. ft. (22.85 sq. m)

LEASE

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

RENT

£12,500

per annum exclusive.

SERVICE CHARGE

The current service charge for the financial year is £3,752.74.

BUSINESS RATES

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

Rateable Value	£15,500
UBR (23/24)	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

nicole.deblaquiere@greenpartners.co.uk

07789 478916

SUBJECT TO CONTRACT

green&partners

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

Misrepresentation act: Green and Partners for themselves and for the vendor's of this property who's agents they give notice that: These particulars do not form any part of any other or contract: the statements contained therein are used without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of facts, any intending purchaser must satisfy himself as to the correctness of each of the statements made here in and the vendor does not make or give and neither the firm nor any of their employees have the authority to make or gain, any representation or warranty whatsoever in relation to this property.

MIDDLE STREET

SHIP STREET

12
MOWGLI
 STREET FOOD

15-16
They made this.

17-18
TOAST

DUKES LANE BRIGHTON

19-20
 AVAILABLE

21
THE BRIGHTON BOX

22
Kiehl's

23
 AVAILABLE

24
 POP UP OPPORTUNITY

25

26

27
PROFILE FASHION

11
AQUILA
 HANDMADE JEWELLERY

10
BRAND SIXTEEN

9
ROCK THE FROCK

8
ISLE OF AVAALON

7
 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