



# CLASS E OPPORTUNITY BRIGHTON UNIT 7, 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** 575 sq. ft. (53.41 sq. m)

### LEASE

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

#### RENT



per annum exclusive.

#### SERVICE CHARGE

The current service charge for the financial year is £6,600.

#### **BUSINESS RATES**

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

Rateable Value	
UBR (23/24)	

£25,250 0.499p

All parties are to 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 parties are responsible for their own legal costs incurred in this transaction.

## VIEWING

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

# Nicole de Blaquière

07789 478916

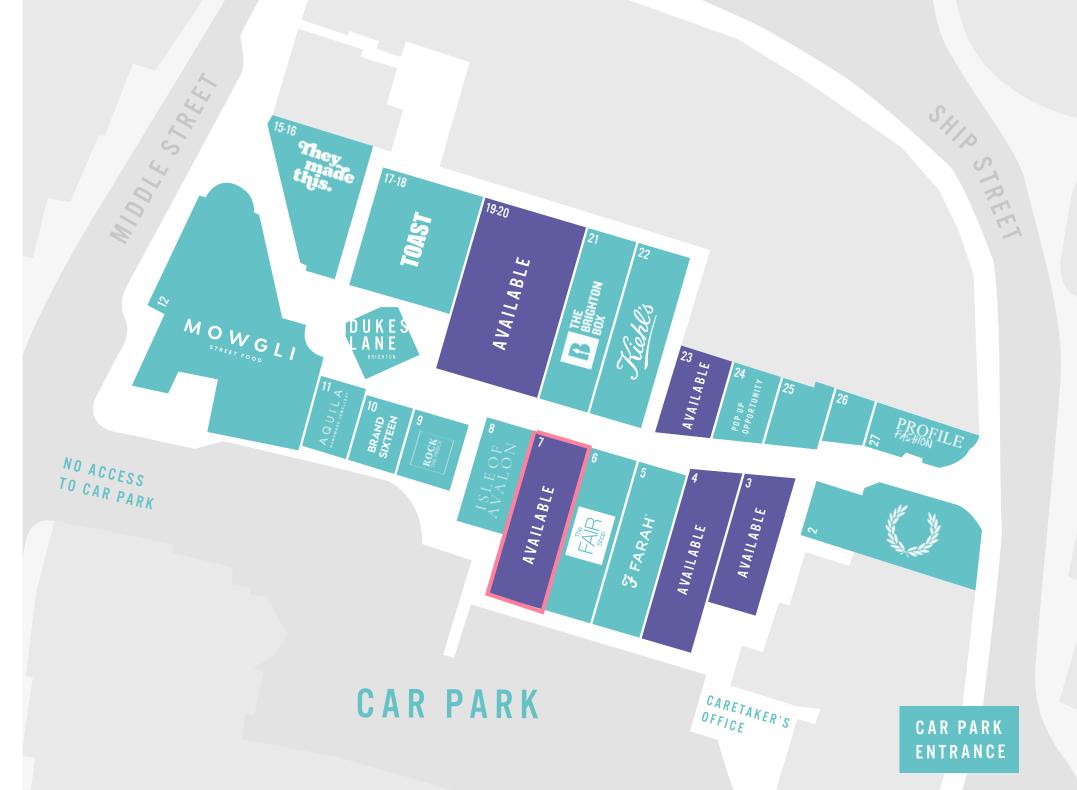
nicole.deblaquiere@greenpartners.co.uk

SUBJECT TO CONTRACT

# green&partners

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DUKES LANE