



green&partners

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)
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LEASE

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

RENT

£30,000

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	£25,250
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
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SUBJECT TO CONTRACT

green&partners

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