



DUKES
LANE
BRIGHTON

green&partners

SHOP TO LET

BRIGHTON – DUKES LANE

Unit No. 6

LOCATION

The subject property is located in 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 **Ted Baker, Fred Perry, Profile, Kiehl's, Kuoni, Jewel Thief, Farah** and **Toast**.

Please refer to the attached copy of the Street Traders Plan highlighting the unit's location.

ACCOMMODATION

The unit is arranged over ground floor only and comprises the following approximate floor area:-

Ground Floor 677 sq. ft. (628.93 sq. m)

TENURE

The unit is available by way of a new lease for a term to be negotiated, contracted outside the Landlord & Tenant Act 1954.

QUOTING RENT

£37,500 per annum exclusive.

BUSINESS RATES

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

Rateable Value	£44,750
UBR (20/21)	0.499p

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

SERVICE CHARGE

£8,757.68 per annum for the current year.

LEGAL COSTS

Both parties are responsible for their own legal costs.

EPC

The property has an EPC rating of E 122. Further details are available upon request.

VIEWING

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

Matt Beardall

020 7659 4836

matt.beardall@greenpartners.co.uk

SUBJECT TO CONTRACT

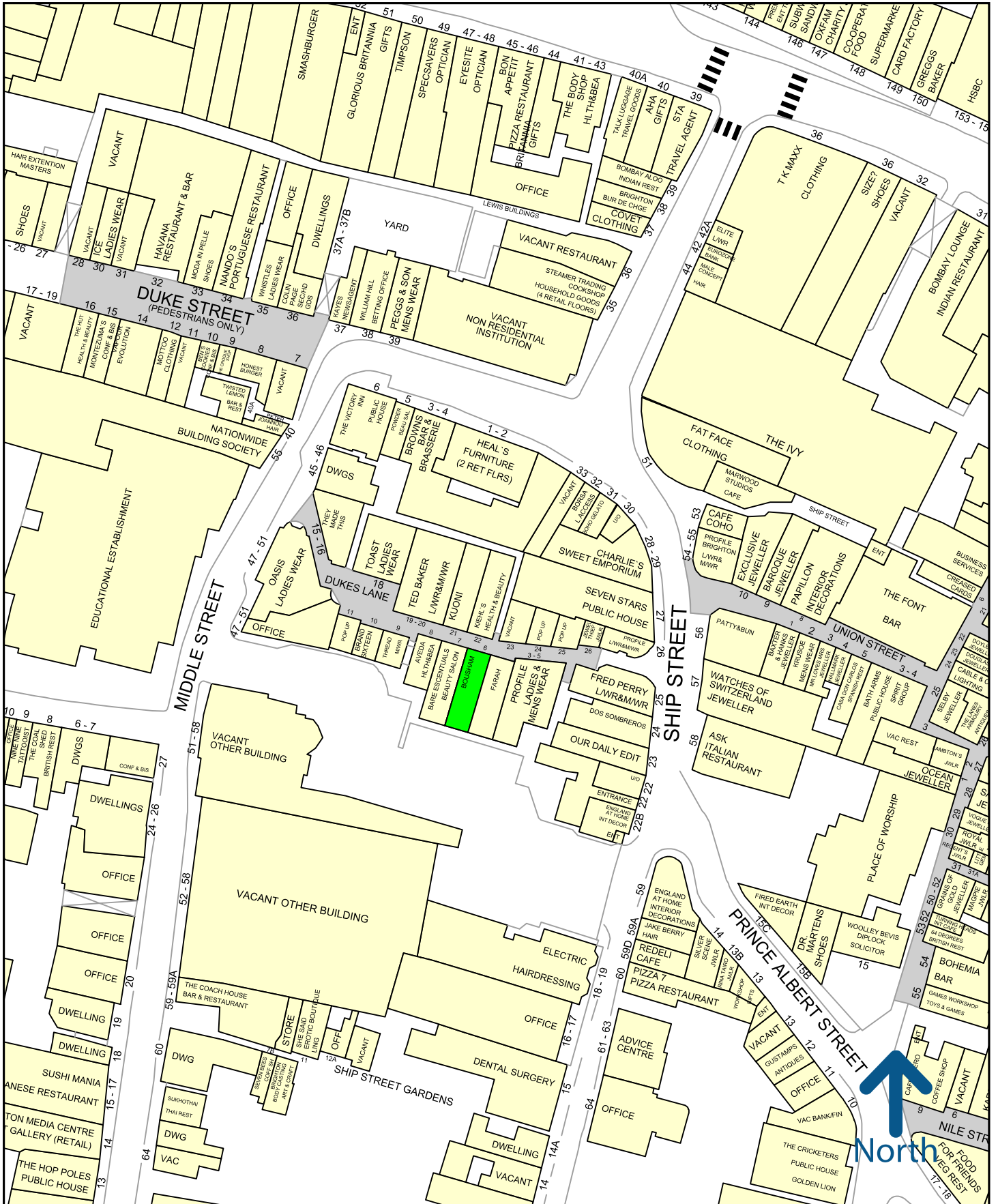
020 7659 4848

greenandpartners.co.uk

2 Gee's Court, St Christopher's Place, London W1U 1JA

Green & Partners is the trading name of Green & Partners LLP
Registered Office 2 Gee's Court, St Christopher's Place, London, W1U 1JA No 0C326730

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Experian Goad Plan Created: 16/01/2020
Created By: Green and Partners

