



green&partners

## PRIME SHOP TO LET BRIGHTON

Unit No. 24

### 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 **Fred Perry, Ted Baker, 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:-

Internal Width	12 ft 11 ins	(3.94 m)
Shop Depth	22 ft 03 ins	(6.77 m)
Ground Floor	292 sq. ft.	(27.1 sq. m)
First Floor	178 sq. ft.	(16.5 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

£20,000 per annum exclusive.

### BUSINESS RATES

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

Rateable Value:	£29,000.00
Rates Payable (19/20):	£14,239.00

This figure is an estimation and cannot be relied upon. Interested parties are advised to make their own enquiries with the local authority.

### SERVICE CHARGE

£4,878.57 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 D 99. A full report is available upon request.

### VIEWING

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

#### Matt Beardall

020 7659 4836

[matt.beardall@greenpartners.co.uk](mailto:matt.beardall@greenpartners.co.uk)

#### Sam Trickey

020 7659 4842

[sam.trickey@greenpartners.co.uk](mailto:sam.trickey@greenpartners.co.uk)

### SUBJECT TO CONTRACT

020 7659 4848

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50 metres



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