

CLASS E OPPORTUNITY

BRIGHTON

149 NORTH STREET

Subject to Vacant Possession

Description

The subject premises occupy a prominent location on North Street adjacent to **Co-Op Food**. Other retailers located in the immediate vicinity include **TK Maxx**, **Decathlon**, **HSBC**, **Size?**, **Greggs** and **Poundland**.

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

Accommodation

The premises are arranged over ground, basement and first floors and comprise the following net internal areas:

Ground Floor	763 sq. ft.	(70.89 sq. m)
Basement	760 sq. ft.	(70.60 sq. m)
First Floor	137 sq. ft.	(12.73 sq. m)

Lease

The premises are available on a new lease for a term of years to be agreed, subject to 5 yearly upward only rent reviews.

Rent

£45,000

per annum exclusive.



Business Rates

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

Rateable Value	£52,000
UBR (20/21)	0.512p

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

EPC

The property has an EPC rating of C 62. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

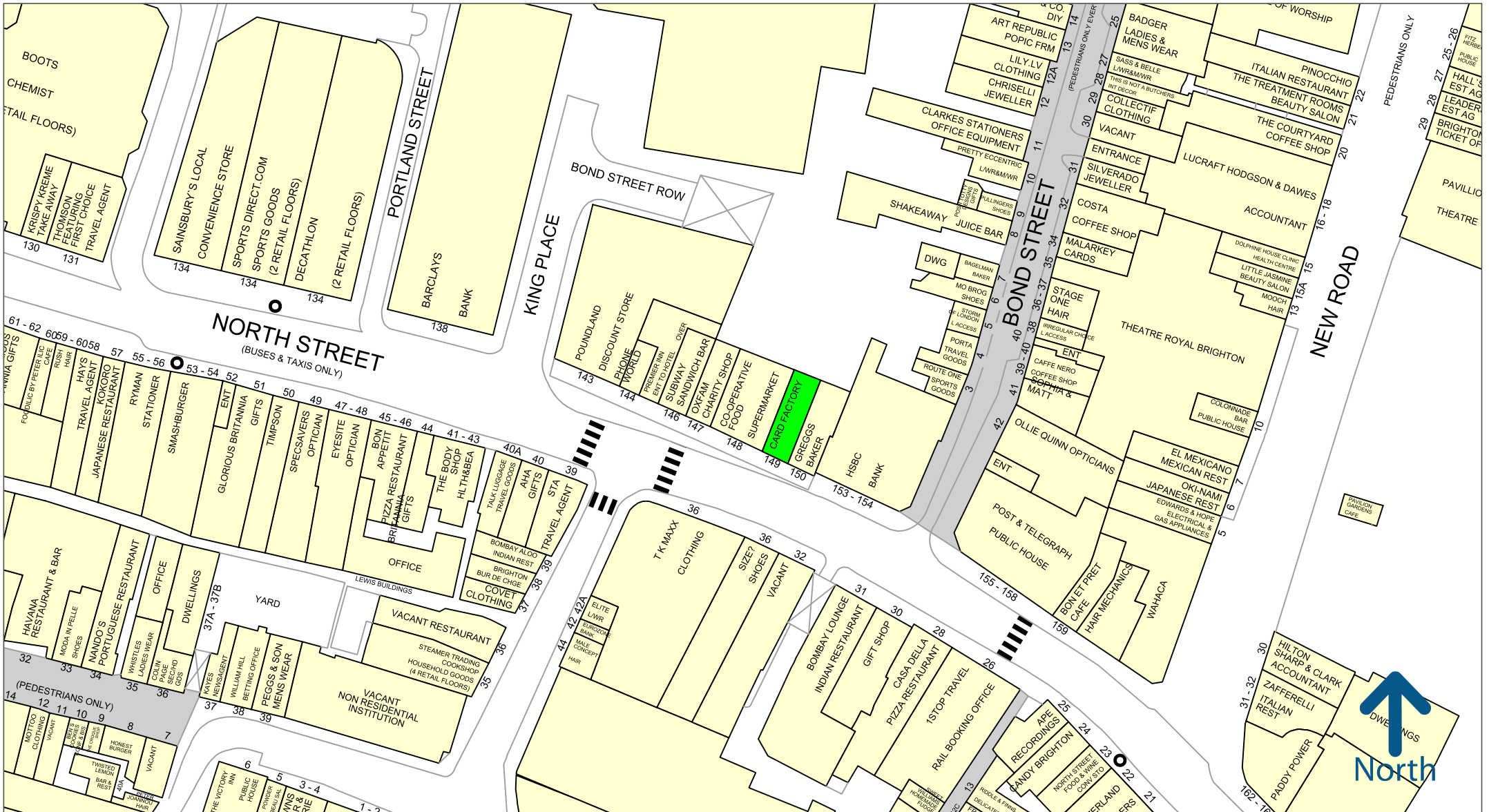
Viewing

Viewing is strictly by appointment through sole agents, **Green & Partners**, contacting:

Harry Silcock 020 7659 4839
harry.silcock@greenpartners.co.uk

Matt Beardall 020 7659 4836
matt.beardall@greenpartners.co.uk

Subject to Contract



50 metres

Experian Goad Plan Created: 16/06/2021
Created By: Green and Partners

