

CLASS E OPPORTUNITY

BRIGHTON

41 LONDON ROAD

Location

The premises are situated on the edge of Brighton city centre on the busy A23 London to Brighton Road. The property is close to other regional multiples such as **WH Smith, Superdrug, British Heart Foundation, Bargain Buys** and **Holland & Barrett**.

Please refer to the attached copy of the street traders plan for further details.

Description

The property is mid-terrace in an established retail parade and is laid out over the basement and ground floors, with some additional toilet facilities on part of the first floor. The rest of the first floor and the second/third floor are residential and not within the bank's lease. There are 6 parking spaces demised to the bank at the rear of the premises.

NB: The bank will be retaining an ATM within the frontage.

Ground Floor	2,703 sq. ft.	(251.17 sq. m)
Basement	397 sq. ft.	(36.9 sq. m)
First Floor	Toilets Only	
Total	3,100 sq. ft.	(288.07 sq. m)

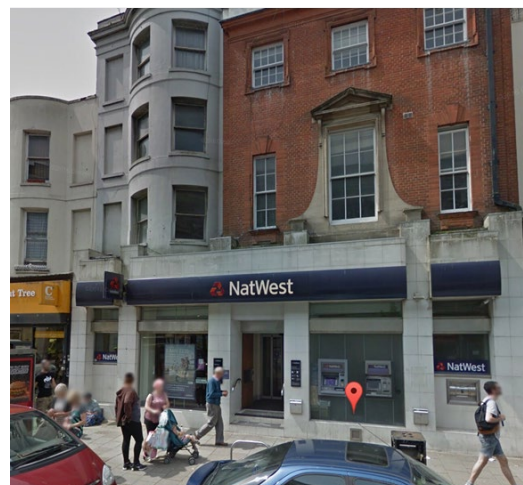
Lease

Available by way of assignment of the existing lease expiring on 9 April 2025 with a rent review on 24 June 2022. Alternatively, a new sublease is available (outside of the L&T Act).

Rent

£44,500

per annum exclusive.



Business Rates

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

Rateable Value	£49,000
UBR (23/24)	0.499p

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

EPC

The property has an EPC rating of E 108. A full Energy Performance Certificate is available upon request.

Legal Costs

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

Viewing

Strictly via appointment through sole agents, **Green & Partners**, contacting:

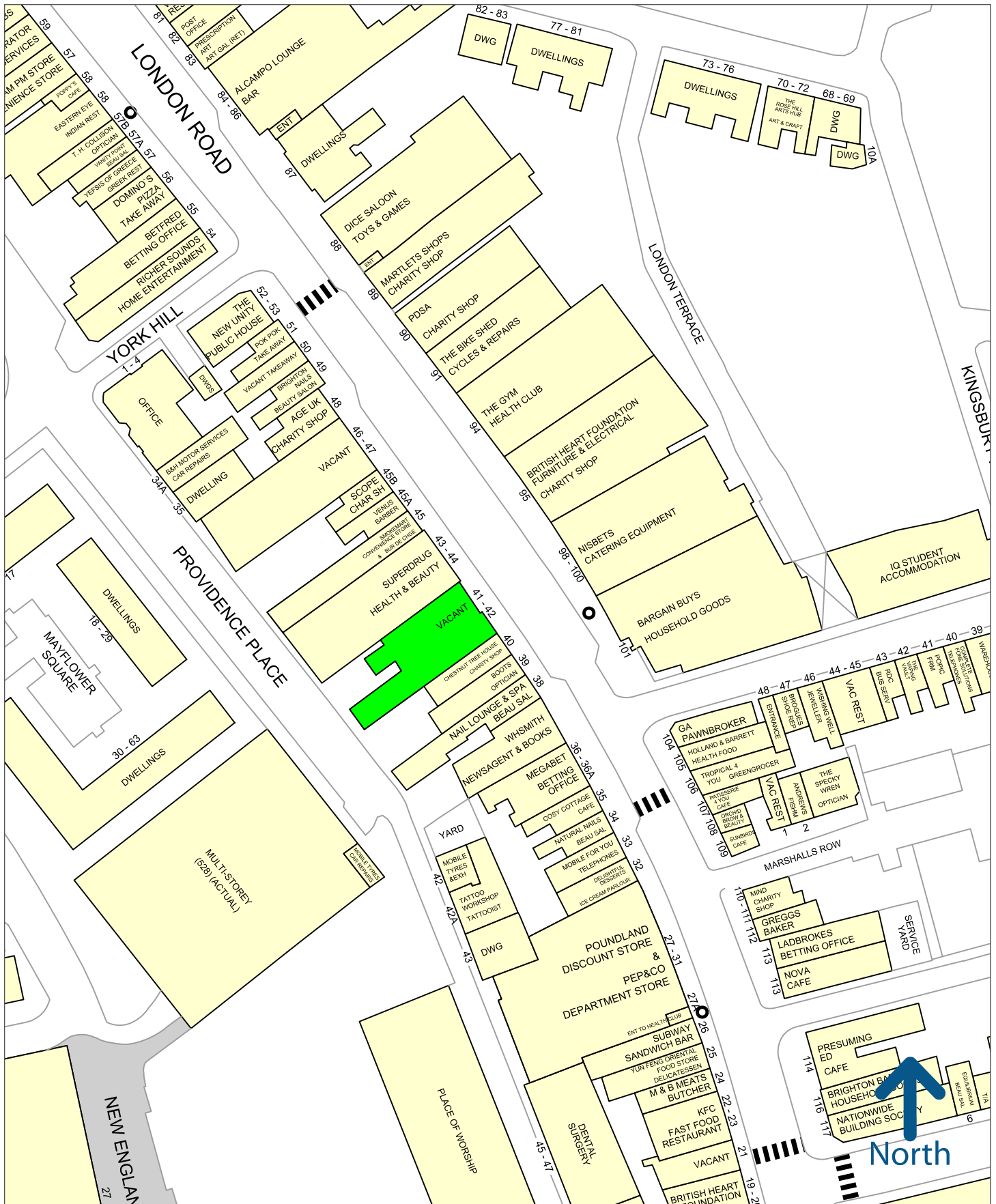
Freddie King **07545 386694**
freddie.king@greenpartners.co.uk

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In partnership with:



Subject to Contract



50 metres

Experian Goad Plan Created: 17/03/2022

Created By: Green and Partners



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