

Rent | £13,500 PAX



LOCATION

The property is on London Road, one of the main roads in to and out of Brighton City centre. The property is located just to the north of the city centre and is within walking distance of Brighton Train Station.

DESCRIPTION

The property consists of a ground floor lock up shop with kitchenette and WC. The space is currently partitioned to form front and rear retail/office areas. There is a full roller shutter and fob entry system.

ACCOMODATION

The property has the following approximate dimensions and area:

Area	SQ FT	SQ M
Ground Floor Retail	334	31



LEASE TERMS

A new FRI lease is available with terms to be agreed.

RENT

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RATES

We have been advised that the Rateable Value is £9,200 (2017).

EPC

The property has an EPC rating of B.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

VAT

VAT may be chargeable on the terms quoted.



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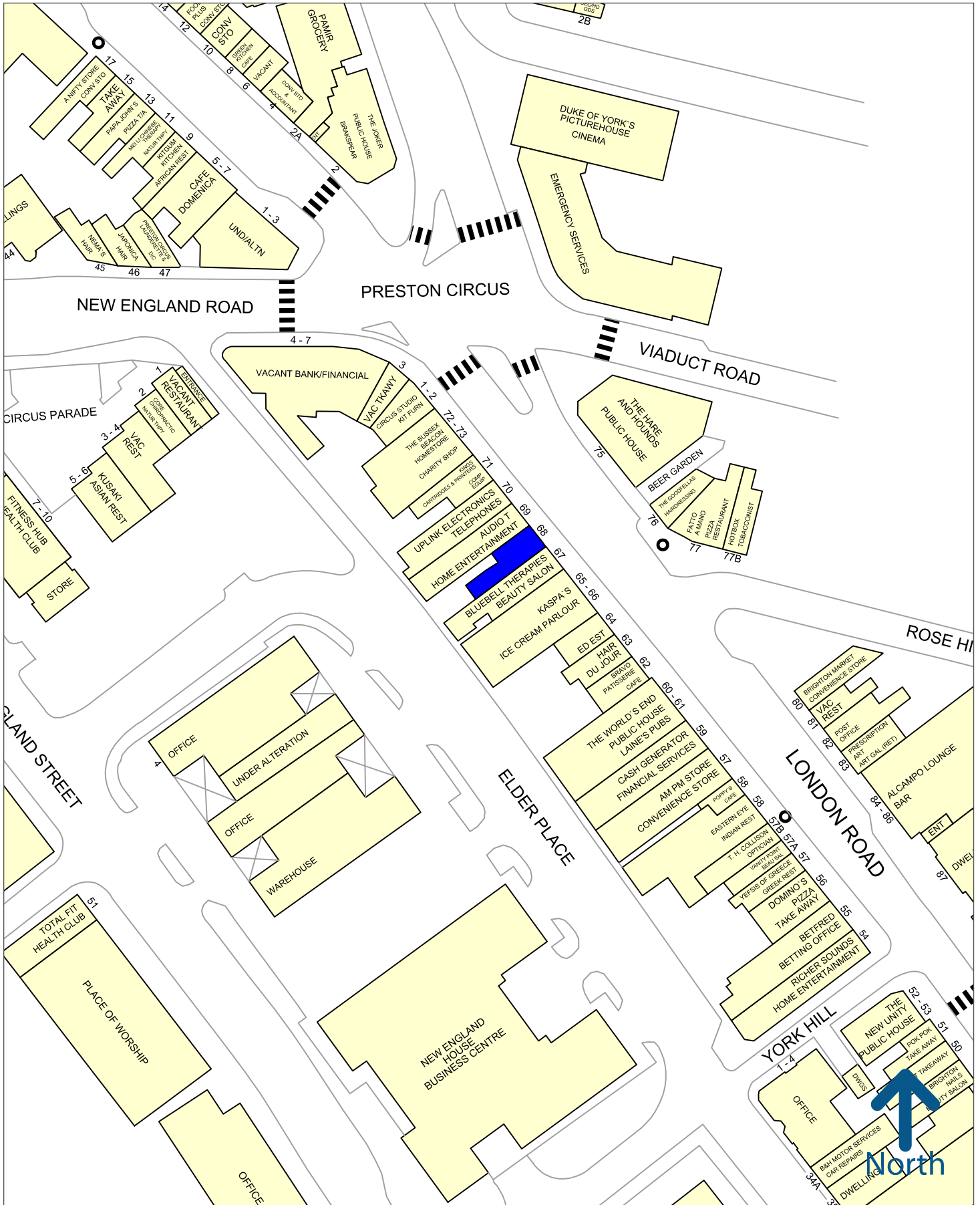
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