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45 George Street, Brighton, BN2 1RJ

LEASE AVAILABLE (DUE TO RELOCATION): REFURBISHED CITY CENTRE OPPORTUNITY

# LOCATION



George Street in Brighton stretches between St James's Street and Edward Street, surrounded by a bustling residential community. Its neighbours include prominent local entities like the American Express HQ, situated next to the impressive Edward Street Quarter development, contributing 125,000 sq ft of Grade A space to Brighton. This development hosts over 4,000 office workers and features 168 newly constructed apartments.

Meanwhile, St James' Street houses renowned establishments such as Sainsbury's Local, Starbucks, Superdrug, and Morrisons. In contrast, George Street boasts a vibrant array of local retail shops, pubs, and popular eateries like Brighton Bierhaus and Junkyard Dogs.

The proximity of the main railway station makes commuting convenient, and the grandeur of Queen's Park and the Royal Pavilion Gardens is just a pleasant stroll away.

## Description

An exceptional opportunity awaits with this recently renovated lock-up premises, ideal for a variety of property uses. Situated strategically, it is surrounded by a lively mix of local retailers and independent businesses, complemented by a thriving residential community.

Adjacent to the space is the esteemed European American Express Headquarters, adding prestige to the location, and the dynamic Edward Street Quarter, featuring both commercial and residential development, just a stone's throw away.

Lease Available due to relocation.

## Key Features

- Attractive Display Frontage
- Open Plan Accommodation
- Recently Refurbished
- Prime Kemptown / St James' Street Location
- Zero Premium Payable

## Accommodation

The Ground Floor is arranged as follows:

- Internal Width Maximum: 15.13 ft (4.6 m)
- Total Depth: 45.49 ft (13.9 m)
- Floor-to-ceiling height: 10.4 ft (3.2 m)

**Total Accommodation: 665 sq ft (61.8 m<sup>2</sup>)**

The ground floor offers a relatively open-plan space ready for immediate occupancy. Newly refurbished to include new banquette booth bench with installed electric plinth heaters, modern fire alarm systems, dimmable track lighting and wood flooring.

A rear partition leads to a separate WC, several storage facilities, a galley kitchen, and an adjoining courtyard space.

## Lease

A lease which runs for 8 Years ending on (and including) 7th October 2029.

Tenant-only Break Option (given 6 months' written notice) available in October 2025.

The lease is inside the Landlord and Tenant Act 1954 - Part II (as amended).

Passing Rent: £14,750 per annum, exclusive (payable in advance on the usual quarter days).

## Rent Review



There will be a rent review on every anniversary of the term.

The reviewed rent will be increased by 3% each year.

## Repairing Liability

Full Repairing and Insuring by way of Service Charge.

## Business Rates

Billing Authority: Brighton & Hove

- Description: Shop and Premises
- Rateable Value: £8,900.00
- Rates Payable:
- Valid from 1 April 2023 to present

Potential Benefit from Small Business Rates Relief.

## VAT

VAT will not be payable on the terms quoted.

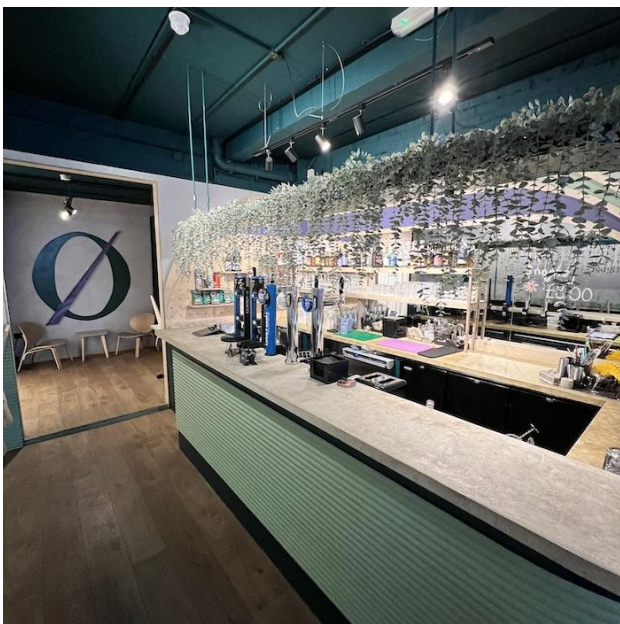
## Legal Fees

Each party is to pay for their own legal fees incurred.

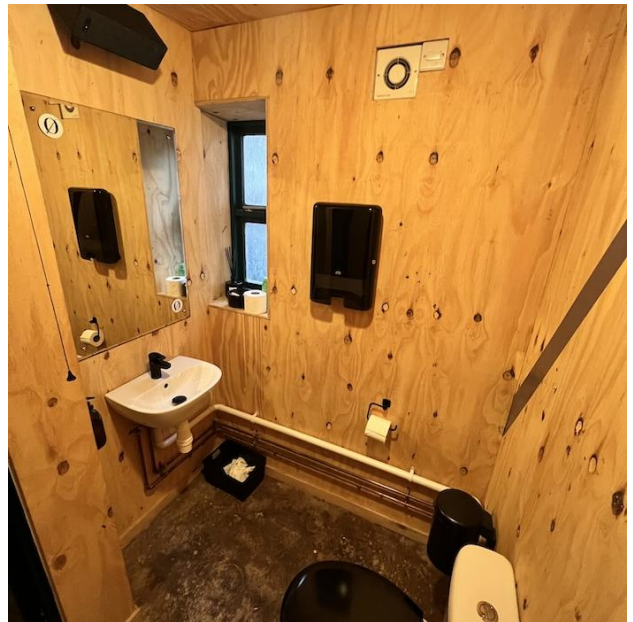
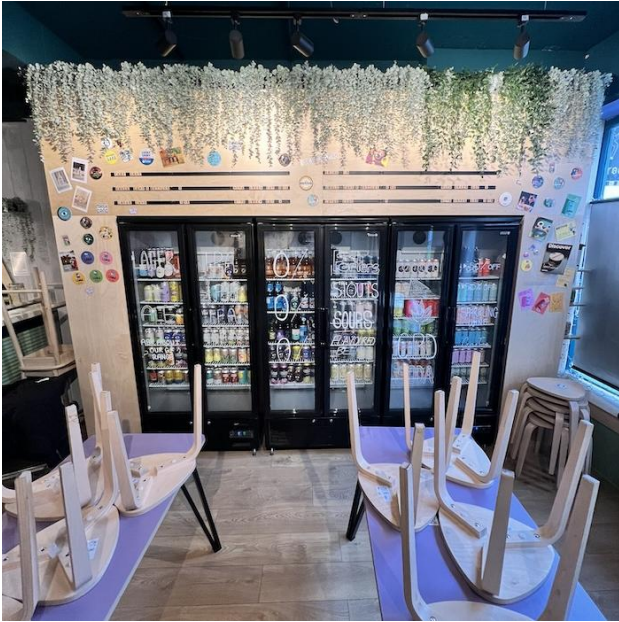
## Viewing Arrangements

Strictly via prior appointment through Sole Agent Graves Jenkins (t: 01273 701070).











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