



graves
jenkins
PROPERTY PEOPLE

gravesjenkins.com



3 Brighton Square, Brighton, BN1 1HD
TO LET: LOCK UP RETAIL UNIT IN BRIGHTON SQUARE

LOCATION



Brighton Square forms a central and important section of Brighton's famous Lanes area, renowned for its exciting mix of retail concerns, restaurants and individual shops with residential accommodation over. Nationally recognised Coppa Club restaurant opposite and new tenants in Hannington Lane include the Gingerman Group, Brass Monkey, Watches of Switzerland, Hotel Chocolat, Oliver Bonas and Habitat. The area experiences high pedestrian flow at all times of the day from tourists and local residents.

Description

A chance to acquire this prominent retail unit in the busy shopping thoroughfare of the sought-after Brighton Square area of The Lanes, Brighton. The retail unit benefits from being newly refurbished throughout with a large display window frontage, rear w/c facility, electric security window shutter, intruder alarm and is ideally suited to a variety 'Class E' users.

A new lease is available and no premium requested.

Key Features

- Prime Brighton Lanes Location
- High Pedestrian Flow both Day & Night
- Recently Refurbished
- Ready for Immediate Occupation

Accommodation

Ground Floor Accommodation - 290 sq ft (26.94 m2)

Refurbished Ground Floor shop as follows;

- Gross Frontage - 15'
- Internal Width - 14'11 (max)
- Total Depth - 23'8 (max)
- Total Accommodation - 290 sq ft (26.94 m2)

Ground Floor Sales Area: A recently refurbished premises which is currently configured as an open plan unit with wood effect laminate flooring, spot plus track lighting along with an extensive window display frontage. To the rear of the unit is a separate single use w/c facility and kitchenette area of approximately 40 sq ft.

Lease

A new lease for a term to be agreed.

Commencing Rent - £16,000 per annum exclusive

Rent Review

By way of negotiation.

Repairing Liability

Effective Full Repairing and Insuring, by way of a Service Charge.

Business Rates



To be reassessed.

Potential Benefit from Small Business Rates Relief (SBRR).

VAT

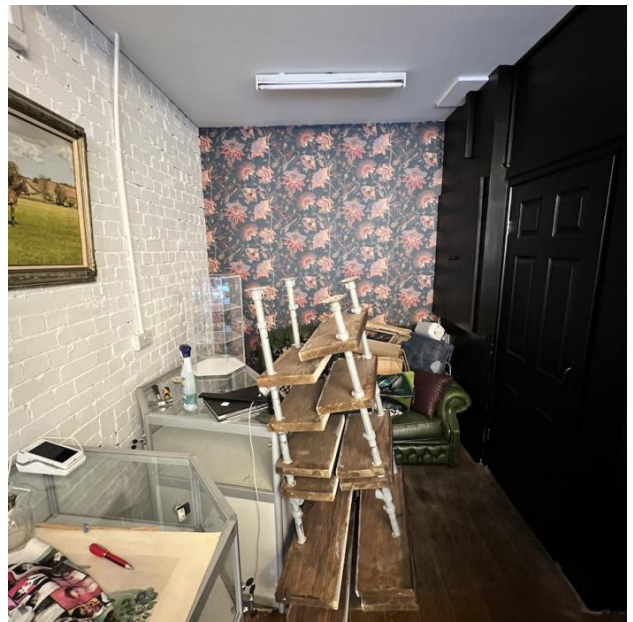
The property may be elected for VAT and therefore VAT may be applicable on the terms quoted.

Legal Fees

Each party is to pay their own legal fees.

Viewing Arrangements

Strictly via prior appointment through joint sole agents Graves Jenkins (t: 01273 701070) and Graves Son & Pilcher.







GET IN TOUCH
gravesjenkins.com



Oli Graves

01273 701070
07435 099764
oli@gravesjenkins.com



Toby Graves

01273 701070
07818 569243
toby@gravesjenkins.com



BRIGHTON OFFICE
Coach House
26 Marlborough Place
Brighton
East Sussex
BN1 1UB