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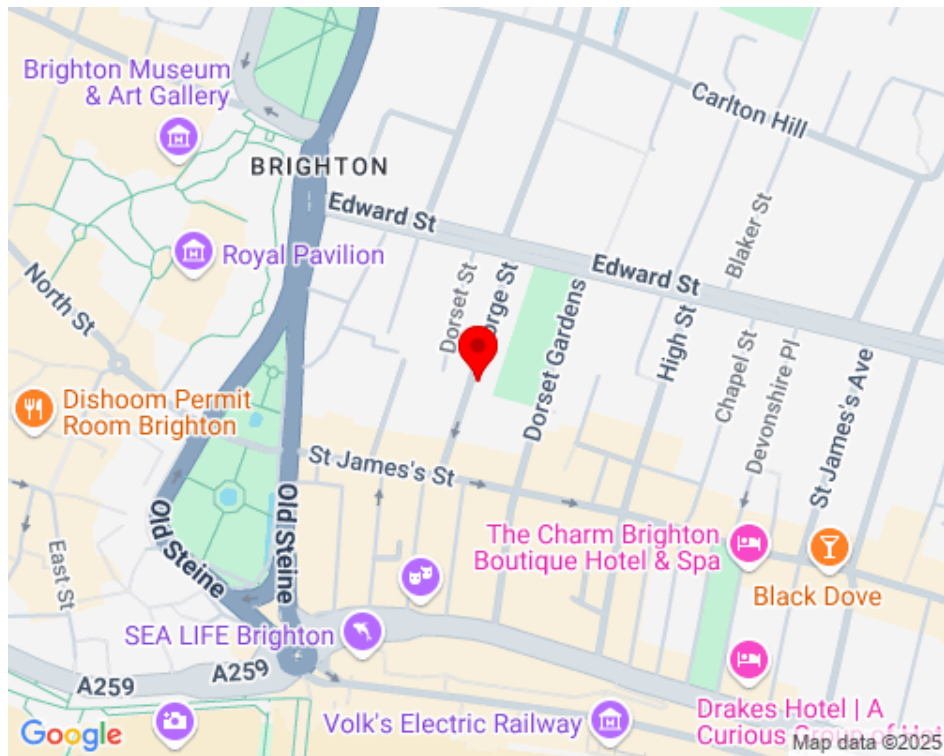
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46-47 George Street, Brighton, BN2 1RJ

FLEXIBLE TERMS: PRIME DOUBLE FRONTED RETAIL KEMPTOWN ACCOMMODATION

LOCATION



George Street runs between St James's Street and Edward Street and therefore within close proximity of Brighton city centre. St James's Street is home to many well-known concerns, including Sainsbury's Local, Starbucks, Superdrug and Morrisons, whereas George Street offers an abundance of more vibrant local retail shops, eateries and public houses.

Description

A prominent double fronted retail unit in the busy shopping area off the sought-after St James's Street, Brighton. The retail unit benefits from a large display window frontage and is surrounded largely by other local and independent traders.

Key Features

- Double Fronted Unit
- Central Kemp Town Location
- Close to St James' Street
- New Lease - Rent Reduced

Property Details

Ground Floor Accommodation 1165 sq ft (108.23 m²)

Accommodation

Ground floor retail unit in central Kemp Town, arranged as follows;

Gross Frontage 33'

Internal Width Maximum 32'11"

Total Depth 41'56"

Total Accommodation 1,165 sq ft (108.2 sq m)

Ground Floor: Configured into two sections and with open plan

accommodation. Spot and track lighting is throughout with industrial style flooring, part open brick work, electric heating and separate w/c facility to the rear. The accommodation has been recently refurbished.

Further details on Unit 4, 45a George Street available on request.

Lease

A new lease for a term to be agreed.

Commencing Rent - £23,000 per annum exclusive.

Rent Review

By way of negotiation.

Repairing Liability

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

Business Rates

- Billing Authority: Brighton & Hove
- Description: Shop and Premises
- Rateable Value: £18,500
- Rates Payable: £9,083
- Valid from: April 2019 (current)

VAT



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

Legal Fees

Ingoing tenant to be responsible for the landlords reasonable legal fees.

Viewing Arrangements

Strictly via prior appointment through sole agents Graves Jenkins









GET IN TOUCH
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