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23 Brighton Square The Lanes, Brighton, BN1 1HD

PRIME 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. Popular to local residents and tourists alike and experiencing a busy pedestrian flow at all times of the year, both day and night.

The unit is located directly opposite the renowned Donatello Italian restaurant at the opening of The Lanes and Brighton Square.

## 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, break out area and rear w/c facility, and is ideally suited to a variety of A1 (shops) users. A new lease is available and no premium requested.

## Key Features

- Prime Brighton Lanes Location
- Recently Refurbished
- Large Window Frontage
- New to Market

## Accommodation

Ground Floor shop as follows;

- Gross Frontage - 34'
- Internal Width - 29'3' (max)
- Total Depth - 10'10 (max)
- Total Accommodation - 316 sq ft (29.3 sq m)

Ground Floor Sales Area: A recently refurbished premises which is currently configured as an open plan unit with porcelain tiled flooring, spot plus track lighting along with an extensive window display frontage. To the rear of the unit is a separate w/c facility and staff break out area of approximately 30 sq ft.

## Lease

A new Lease for a term to be agreed.

Rent - £23,000 pax.

## Rent Review

By way of negotiation.

## Repairing Liability

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

## Business Rates

Billing Authority: Brighton & Hove Description: Shop and premises  
Rateable Value: £14,000 Rates Payable: £5,600 Valid from 01 April 2017 (current)

## VAT

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

## Legal Fees

Ingoing tenant to be responsible for the landlords legal fees associated with this transaction.

## Viewing Arrangements

Strictly via prior appointment through sole agents Graves Jenkins









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