



graves
jenkins
PROPERTY PEOPLE

gravesjenkins.com



4 Brighton Square, Brighton, East Sussex,
BN1 1HD

TO LET: PRIME SELF-CONTAINED 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. The Coppa Club restaurant will open shortly 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 and kitchenette, and is ideally suited to a variety of 'Class E' users.

Key Features

- Prime Brighton Lanes Location
- High Pedestrian Flow both Day & Night
- Recently Refurbished
- Ready for Immediate Occupation
- New Lease Available - Flexible Terms

Accommodation

Ground Floor Accommodation - 287 sq ft (26.66 m2)

Refurbished Ground Floor shop as follows;

- Gross Frontage - 15'
- Internal Width - 15'28 (max)
- Total Depth - 21'31 (max)
- Total Accommodation - 287 sq ft (26.66 m2)

Ground Floor Sales Area: This recently renovated space boasts an open-plan layout featuring stylish wood-effect laminate flooring and modern spot and track lighting. Its expansive window display frontage invites ample natural light, enhancing the ambience. Additionally, a conveniently located single-use w/c facility and kitchenette area are situated at the rear of the unit, ensuring both functionality and comfort for occupants.

Terms

A new lease is available on flexible leasing terms.

Guide Rent - £16,000 per annum, exclusive.

Rent Review

By negotiation.

Repairing Liability

Effective Full Repairing and Insuring, by way of a service charge.

Business Rates



- Billing Authority: Brighton & Hove
- Description:
- Rateable Value: £-
- Rates Payable: £-
- Valid 1 April 2023 (current)

Business Rates are to be re-assessed.

Potential benefit from Small Business Rates Relief (SBRR) - <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>.

VAT

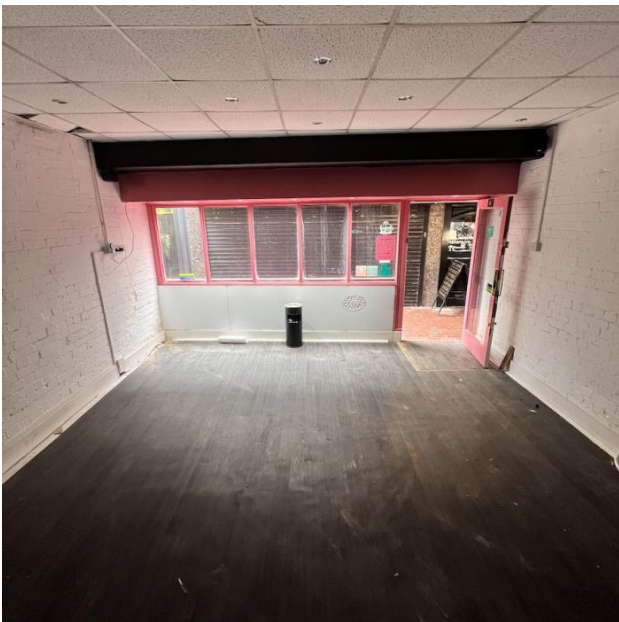
The property may be elected for VAT and therefore VAT may be applicable on the terms quoted.

Legal Fees

Each party is to pay their own legal fees.

Viewing Arrangements

Strictly via prior appointment through sole agent Graves Jenkins (t: 01273 701070).





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