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17-19 Brighton Square, Brighton, BN1 1HD

TO LET: PRIME RETAIL UNIT (CLASS E) IN BRIGHTON LANES

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. Between the exciting new Hannington Lane development and the established Brighton Square which forms a central section of the famous Lanes area, surrounded by a number of nationally and locally commercial traders such as Coppa Club, Donatellos, Watches of Switzerland, Hotel Chocolat and Joe & The Juice.

Description

A newly formed retail unit over ground and lower ground floors and suitable for a variety of retail (E Class) uses with approximately 1,127 sq ft (104.70 m²) of prominent retail trading area. Features include spot lighting, polished concrete flooring and industrial style open ceiling.

Key Features

- High Pedestrian Footfall
- Adjacent to Brighton Square & Hannington Lane
- Attractive & Substantial Frontage
- Flexible Space Available

Accommodation

Unit 17 (Ground Floor): 455 sq ft (42.27 m²)

Unit 18 (Ground Floor & Lower Ground Floor): 478 sq ft (44.41 m²)

Unit 19 (Ground Floor): 290 sq ft (26.94 m²)

Units 17-19 (Ground & Lower Ground Floor): 1,223 sq ft (113.62 m²)

Total Ground Floor Sales Area: 1,127 sq ft (104.70 m²)

Note - This premises benefits from flexible space being provided and can be divided into individual units also.

Specification

The unit will be finished to a shell specification with provisions for electrics, water and soil connection and await ingoing tenants new shopfront.

Lease

A lease is on offer for a term to be negotiated at a commencing rental of £56,000 per annum, exclusive.

Units can be available as such below:

Unit 17 (Ground Floor): £18,000 per annum

Unit 18 (Ground Floor & Lower Ground Floor): £18,000 per annum

Unit 19 (Ground Floor): £20,000 per annum

Units 17-19 (Ground & Lower Ground Floor): £56,000 per annum

Rent Review

By negotiation

Repairing Liability

Effectively Full Repairing & Insuring by way of a Service Charge contribution

Business Rates

To be assessed

VAT

We are advised that vat will be payable on the terms quoted

Legal Fees

Ingoing tenant to be responsible for landlords reasonable legal costs

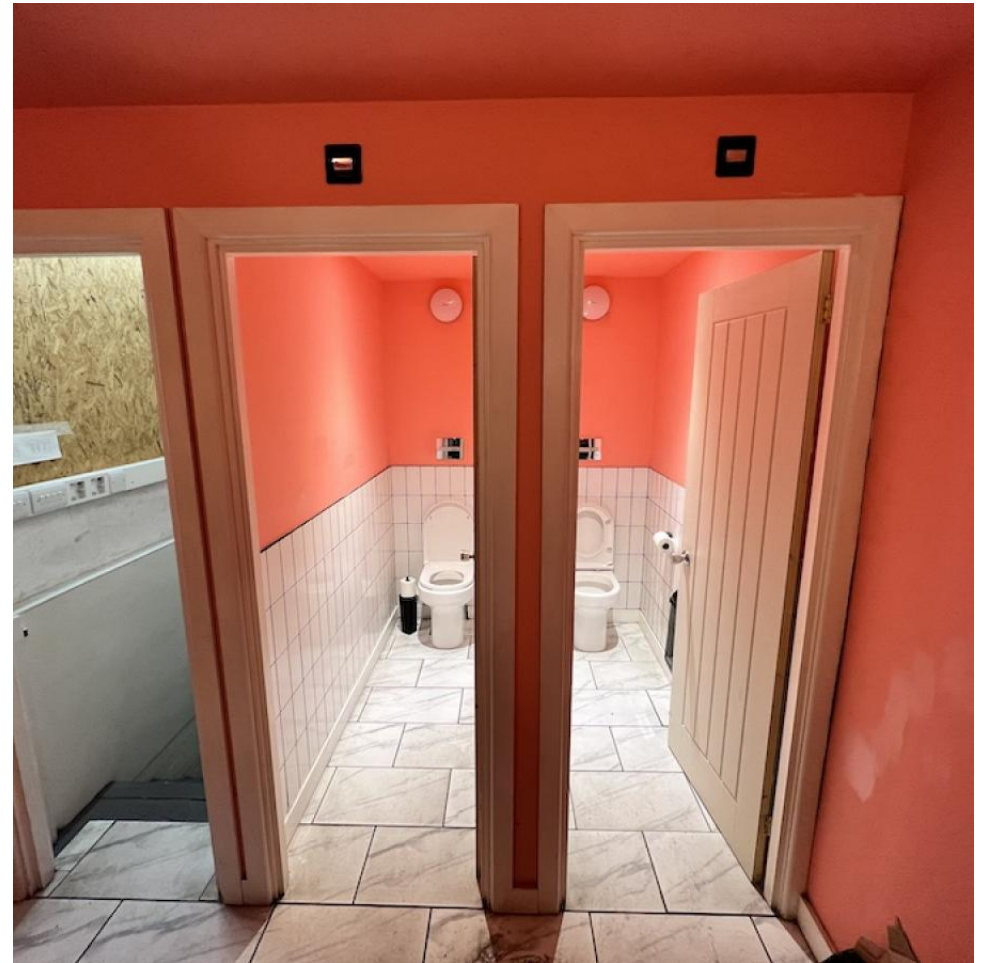
Viewing Arrangements

Strictly via prior appointment through joint sole agents Graves Jenkins (t: 01273 701070) and Graves Son & Pilcher (t: 01273 321123)











GET IN TOUCH
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