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18 Coombe Road, Brighton, BN2 4EA
CORNER SHOP PREMISES IN BUSY RESIDENTIAL PARADE

LOCATION



Situated to the corner of a popular parade of shops which include a convenience store, a pharmacy, a barbers, a ladies fashion boutique, opposite H's cafe and adjacent to Yellow Box storage. The Lewes Road area has experienced substantial inward investment recently with the regeneration of Preston Barracks comprising 365 new homes, 1,338 new student residences, further academic facilities, a major entrepreneurial Hub for new businesses and much more adding to the density of population to the area.

Description

A prominent, affordable lock up shop premises with basement storage in a much improved commercial and residential area.

Key Features

- Prominent Corner Unit
- Recently Refurbished
- Shop & Basement storage
- To Let - Flexible Terms

Accommodation

Gross Frontage (with recess) 18'

Internal Width 17'1"

Total Shop Depth 20' 3"

Total Retail Area 344 sq ft.

Rear WC.

Hatch to Basement storage of approximately 330 sq ft with limited ceiling height.

Recently refurbished and offered to a shell condition ready to accept tenants fit out.

The premises are considered suitable for a variety of retail trades or

potentially a ground floor office with basement storage.

Lease

A new lease on offer for a term to be agreed. Commencing Rental £10,500 per annum, exclusive.

Rent Review

By negotiation.

Reparing Liability

Full Repairing and Insuring

To be reassessed.

Business Rates

Brighton & Hove City Council.

Shop and premises.

Rateable Value £6,000.

1st April 2017 to present.

VAT

VAT will not payable on the terms quoted.



Legal Fees

Each party to pay their own.

Viewing Arrangements

Strictly via prior appointment through agents Graves Jenkins









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