



graves
jenkins
PROPERTY PEOPLE

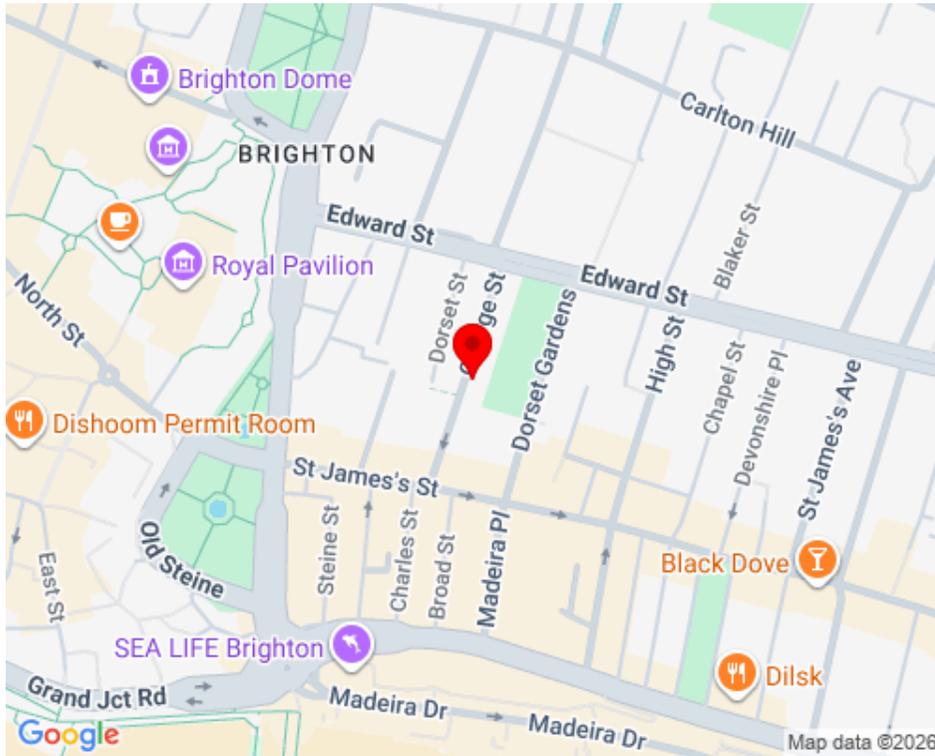
gravesjenkins.com



45 George Street, Brighton, BN2 1RJ

TO LET: CITY CENTRE RETAIL OPPORTUNITY

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 operators, including Sainsbury's Local, Starbucks, Superdrug and Morrisons, whereas George Street offers an abundance of more vibrant local retail shops, eateries and public houses. Furthermore, Edward Street also welcomes a number of offices (such as AMEX European Headquarters) and retail destinations, to include the impressive new Edward Street Quarter which presents 125,000 sq ft of Grade A Office space, Leisure and Retail opportunities and additional residential accommodation.

Description

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

A new lease on offer with flexible leasing terms.

Key Features

- Prime Retail Opportunity
- Recently Refurbished
- Kemp Town / St James' Street Location
- New Lease: Flexible Terms

Accommodation

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

- Internal Width Maximum 18.87 sq ft
- Total Depth 29.61 sq ft
- Total Accommodation: 524.20 sq ft (48.70 m2)

Ground Floor: Retail unit with open plan accommodation and ready for almost immediate occupation. Track lighting is throughout with industrial style ceiling finish, part open brick work alongside a separate w/c facility and fitted kitchen area to the rear. The accommodation has been recently refurbished.

Lease

A new lease for a term to be agreed.

Commencing Rent - £14,000 per annum exclusive.

Rent Review

By negotiation.

Repairing Liability

Full Repairing and Insuring

To be reassessed.

Business Rates

Billing Authority: Brighton & Hove

- Description: Shop and Premises
- Rateable Value: £8,900.00
- Rates Payable:
- Valid from: April 2019 (current)

VAT

VAT will not 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 agents Graves Jenkins









GET IN TOUCH
gravesjenkins.com



Oli Graves

01273 701070
07435 099764
oli@gravesjenkins.com



BRIGHTON OFFICE
Coach House
26 Marlborough Place
Brighton
East Sussex
BN1 1UB