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27 Sydney Street, Brighton, East Sussex,
BN1 4EP

LEASE AVAILABLE: PRIME CENTRAL BRIGHTON RETAIL ACCOMMODATION
(DUE TO RELOCATION)

LOCATION



Sydney Street is in the North Laine area of the city, popularly recognised as Brighton's bohemian quarter and continues to be a very popular destination for a number of 'E Class' users who can benefit from the 'around the clock' pedestrian footfall. This includes a mix of locally and nationally famous cafés and food venues, boutique-style shops selling jewellery, second-hand books and vintage clothes, alongside unique independent retailers. This busy retail thoroughfare is a one way road system located between the busy Trafalgar Street and North Road and surrounded by Brighton's main attractions including centre Churchill Square, the Lanes and North Laine Shopping. Brighton Mainline Station is approximately 5 mins walk away.

Description

An attractive retail period premises in the busy North Laine area of the city, with superb footfall all year round. The accommodation itself is ideally suited to another retail operator yet may also lend itself to a variety of tenants. The layout of the premises includes an open plan ground level trading area, sufficient basement storage space, with the benefit of both an outside back courtyard and front outside seating area (subject to approved pavement license).

Key Features

- Prime Sydney Street Location
- Rare Retail Opportunity
- Popular North Laine Thoroughfare
- Busy Trading Area
- Street Closed Daily for Pedestrians between 11am-6pm

Accommodation

Ground Floor retail unit arranged as follows:

- Internal Width Maximum: 9.25 sq ft (2.82 m2)
- Total Depth: 23.29 sq ft (7.10 m2)

Total Ground Floor Area: 211.09 sq ft (19.61 m2)

Total Basement Area: 204.46 sq ft (18.99 m2)

Total Accommodation: 415.55 sq ft (38.60 m2)

Lease

A lease which runs for a term of 5 Years, Inside the Landlord and Tenant Act 1954 - Part II (as amended).

Commencing Rent - £19,500 per annum exclusive.

Premium

Offers invited on a guide price of £25,000 (twenty five thousand pounds) for the benefit of the leasehold interest, all fixtures and fittings, location, front/back outside seating arrangement and business goodwill.

Rent Review

N/A

Repairing Liability



Full Repairing & Insuring lease.

Business Rates

Billing Authority: Brighton & Hove

- Description: Shop and Premises
- Rateable Value: £12,000.00
- Rates Payable:
- Valid from: April 2019 (current)

Potential Benefit from Small Business Rates Relief.

VAT

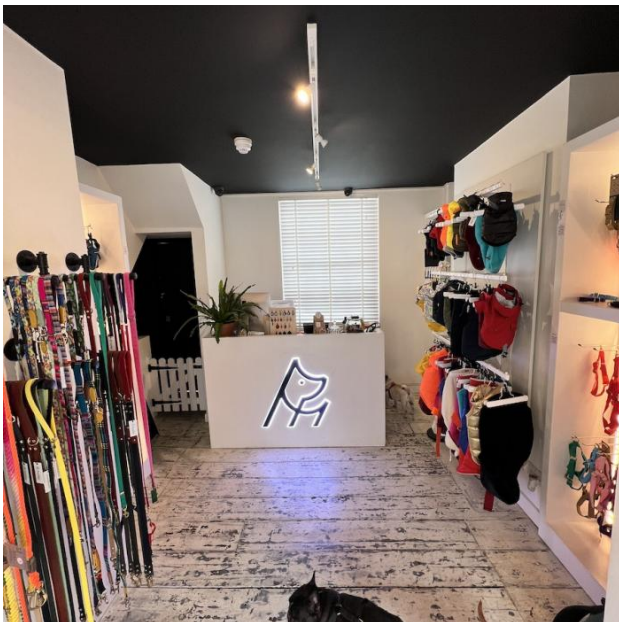
VAT will be payable on the terms quoted.

Legal Fees

Each party to pay their own legal fees incurred.

Viewing Arrangements

Strictly via prior appointment through sole agents Graves Jenkins.







GET IN TOUCH
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