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7 St Georges Road, Brighton, BN2 1EB
TO LET: ATTRACTIVE RETAIL/OFFICE IN KEMPTOWN.

LOCATION



St Georges Road is situated in the popular Kemp Town Village area of Brighton, which is a mix of independent and national retailers together with a mix of residential dwellings. The road itself is a busy car and pedestrian thoroughfare, with the established and well-known Brighton College and Royal Sussex Hospital in close proximity. Access onto the main A259 road link is easily found to the south of the property, with regular bus services providing access into central Brighton.

Description

An attractive, self-contained, period property along the sought-after St Georges Road in Kemptown, benefiting from a large display frontage and surrounded largely by other local and independent traders. The accommodation itself lends itself to a number of 'Class E' (Retail/Office) users, available on a new lease with flexible terms.

Key Features

- Substantial Display Frontage
- Recently Refurbished
- Desired Kemptown Location
- New Lease Available

Accommodation

Ground Floor: 472.20 sq ft (43.86 m2)

- Gross Frontage - 14'5
- Internal Width - 16'10 (max)
- Internal Depth - 28'4
- Floor to Ceiling Height - 2.56m

The ground floor is mainly open plan with facilities to the rear. Access is provided to the upper offices and basement stores. There is access provided to a small outside courtyard area.

First Floor: 400.34 sq ft (37.19 m2)

- Floor to Ceiling Height - 2.83m

Two office rooms to the front and rear of the first floor. Traditional sash windows and an attractive bay-fronted window and a feature fireplace. There is also a file storeroom

Basement: 374.07 sq ft (34.75 m2)

- Floor to Ceiling Height - 1.90m

Substantial storage, over two rooms to the front and rear of the premises. Full head height, with some further under-stairs storage.

Total Accommodation: 1,246.61 sq ft (115.81 m2)

Lease

A new lease for a term to be agreed.

Commencing Rent - £24,000 per annum exclusive.



Rent Review

By negotiation.

Repairing Liability

Effective Full Repairing and Insuring.

Business Rates

Billing Authority: Brighton & Hove

- Description: Shop and Premises
- Rateable Value: £11,750
- Rates Payable:
- Valid from April 2023 (current)

Potential Benefit from Small Business Rates Relief.

VAT

VAT will not be payable on the terms quoted.

Legal Fees

Each party is to pay their own legal fees incurred.

Viewing Arrangements

Strictly via prior appointment through sole agent Graves Jenkins.









GET IN TOUCH
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