



graves  
jenkins  
PROPERTY PEOPLE

gravesjenkins.com



19a Brighton Square, Brighton, BN1 1HD  
TO LET: RETAIL OPPORTUNITY



# 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. The unit is located directly opposite the renowned Donatello Italian restaurant at the opening of The Lanes and Brighton Square.

## Description

A chance to acquire this prominent retail unit in the busy shopping thoroughfare of the sought-after Brighton Square area of The Lanes, Brighton. The retail unit benefits from a recent refurbishment and includes a W/C located in the basement alongside a suitable storage facility.

A new lease is available and no premium requested, ideally suited to a variety of A1 (shops) users.

## Key Features

- Prime Brighton Lanes Location
- High Footfall
- Ready for Immediate Occupation
- New Lease Available

## Accommodation

Ground & Basement Floor Accommodation - 297.38 sq ft (27.62 m2)

Ground Floor as follows:

- Internal Width - 12.47 ft (max)
- Total Depth - 15.18 ft (max)
- Total Ground Floor Accommodation - 189.29 sq ft (17.58 sq m)

## Lease

A New Lease for a term to be agreed.

Commencing Rent - £14,000 per annum exclusive.

## Rent Review

By way of negotiation.

## Repairing Liability

Effective Full Repairing and Insuring, by way of a Service Charge.

## Business Rates

- Billing Authority: Brighton & Hove
- Description: Shop and premises
- Rateable Value: £8,200
- Rates Payable: -
- Valid from April 2019 (current)

Potential Benefit from the Small Business Rates Relief.



## VAT

The property may be elected for VAT and therefore VAT may be applicable on the terms quoted.

## Legal Fees

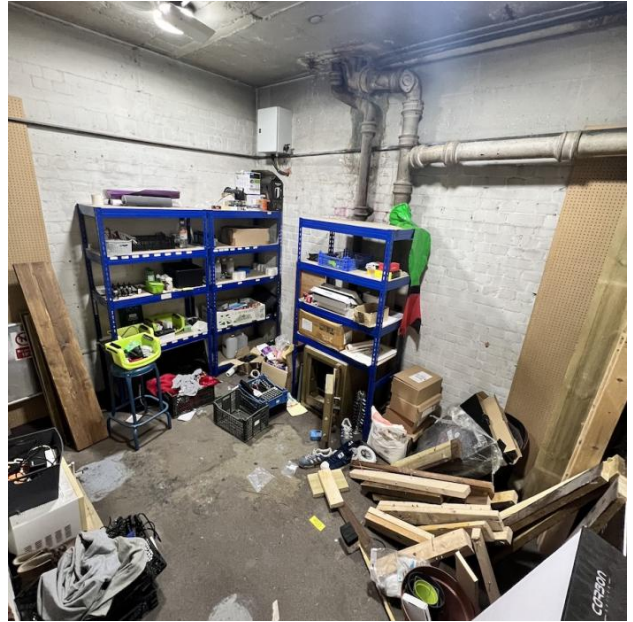
Each party to pay their own.

## 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  
[gravesjenkins.com](http://gravesjenkins.com)



Oli Graves

01273 701070  
07435 099764  
[oli@gravesjenkins.com](mailto:oli@gravesjenkins.com)



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