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31a North Street, Brighton, BN1 1EB

TO LET: PRIME GROUND FLOOR 'CLASS E' OPPORTUNITY

# LOCATION



Located on the southern side of North Street, Brighton, and part of the impressive newly refurbished Clarence Yard development. The premises sits opposite to Bond Street, adjacent to the northern entrance to The Lanes, and benefits from high pedestrian and vehicle traffic throughout the day.

Neighbouring occupiers include HSBC, The Co-operative, Size, Moss Bros, Greggs, TK-max, Lulu Lemon and Rituals. With Churchill Square shopping centre, The Royal Pavillion, Brighton Station and the Seafront also all within 10 minutes walking distance.

## Description

An attractive 'Class E' corner premises on the southern side of the busy trading area that is North Street, renown for its superb footfall all year round.

The accommodation itself is ideally suited to a variety of uses, to include retail, office or cafe outlet (without extraction), with the benefit of an outside seating area (subject to approved pavement license).

## Key Features

- Prime North Street Location
- Busy Trading Area
- Outside Seating
- Corner Unit

## Accommodation

Ground Floor Unit: 753.20 sq ft (69.97 m2)

## Terms

A new lease available on flexible leasing terms.

## Lease

For a term to be negotiated.

Ground Floor Unit: £35,000 per annum, exclusive.

## Rent Review

By negotiation.

## Repairing Liability

Effective Full Repairing & Insuring by way of a service charge contribution.

## Business Rates

To be re-assessed by Brighton & Hove City Council.

## VAT

Vat may be payable on the terms quoted.

## Legal Fees



Each party to pay for their own.

## Viewing Arrangements

Strictly via prior appointment through Agents Graves Jenkins.











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