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2 Hollingbury Place, Brighton, BN1 7GE  
TO LET: CORNER RETAIL/OFFICE PREMISES

# LOCATION



This property is located on a prominent corner of Hollingbury Place and Hollingdean Terrace, within a bustling local parade of shops, food establishments, and offices that cater to the needs of the surrounding community. Among the current occupiers are Blakes Post Office, Harpers Pharmacy, Mulberry's off licence, and a popular fish and chip shop, among others.

Hollingbury is primarily a densely populated residential suburb of Brighton, conveniently situated near the main A270 Lewes Road. Additionally, the property is within walking distance of the vibrant Fiveways area and Ditchling Road, both of which are popular destinations for locals and visitors alike.

## Description

This property is an end-of-terrace building that combines a commercial retail or office space on the ground floor, featuring a forecourt and rear access.

## Key Features

- Highly visible corner property
- New lease
- Popular local parade
- Shop or office premises

## Accommodation

Gross window and side frontage: 28ft

Internal width: 21'3"

Total depth: 29'4"

Useful Forecourt area.

The property is partitioned into three distinct areas and features a fully fitted galley kitchen at the rear. The interior is well-maintained and features several modern amenities, including fitted carpets, gas-fired central heating, strip and spot lighting, and double-glazed windows.

**Total Accommodation: 623 sq ft (58 m2)**

## Lease

A new lease for a term to be agreed.

Commencing Rent - £11,500 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: £5,000.00
- Rates Payable:
- Valid from: April 2023 (current)

Potential Benefit from Small Business Rates Relief.

## VAT

VAT will not payable on the terms quoted.

## Legal & Professional Costs



Each party is to pay for their own legal fees incurred.

## Viewing Arrangements

Strictly via prior appointment through sole agents Graves Jenkins.







GET IN TOUCH  
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