



graves
jenkins
PROPERTY PEOPLE

[gravesjenkins.com](https://www.gravesjenkins.com)



4 Church Place, Kemptown, Brighton, BN2 5JN

TO LET: SPACIOUS LOCK-UP SHOP/OFFICE

LOCATION



Situated adjacent to the main road thoroughfare of Eastern Road, a few metres away from the popular Marmalade Cafe, ESSO Petrol Station and a range of other businesses serving the local community. The Royal Sussex County Hospital is only 400 metres further west and Eastern Road itself links the popular Kemptown area to Brighton city centre via St James's Street and Edward Street.

Description

An opportunity to acquire central Kemptown retail or office premises adjacent to the busy thoroughfare of Eastern Road. The retail/office unit benefits from being open plan with a large display window frontage, rear kitchenette plus w/c facility, and is ideally suited to a variety of businesses.

The property is available on flexible new lease terms or a long lease with full vacant possession.

Key Features

- Flexible new lease available.
- Spacious accommodation suitable for a variety of trades.
- Popular Kemptown.
- Immediate availability.

Accommodation

Ground Floor shop/office as follows;

Gross Frontage - 22'

Internal Width - 19'9 (max)

Total Depth - 50' (max)

Total Accommodation - 990 sq ft (92 sq m)

Currently configured as an open plan unit with a front retail section and rear workshop area. Laminate flooring is throughout with strip fluorescent lighting, mezzanine storage area, rear kitchenette plus

w/c facility and extensive glass window display frontage.

Lease

A new lease is offered for a term to be negotiated.

Rent - £12,500 per annum.

Rent Review

By negotiation.

Repairing Liability

Full Repairing and Insuring Lease by way of service charge.

Business Rates

- Billing Authority: Brighton & Hove
- Description: Shop and premises
- Rateable Value: £8,900
- Valid from 1 April 2023 to present

The potential benefit from Small Business Rates Relief.

VAT

The property is not elected for VAT and therefore no VAT will be payable on the terms quoted.



Legal Fees

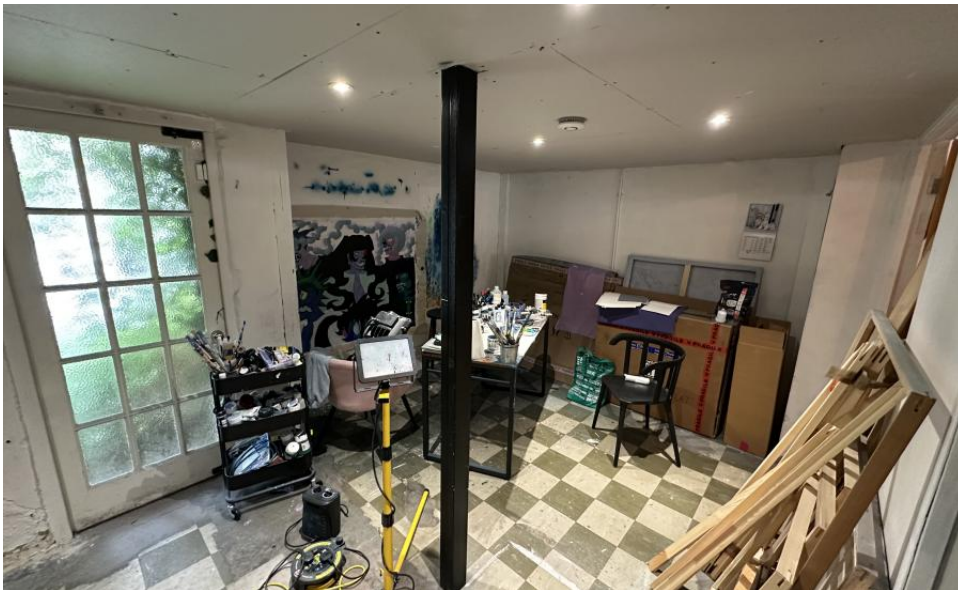
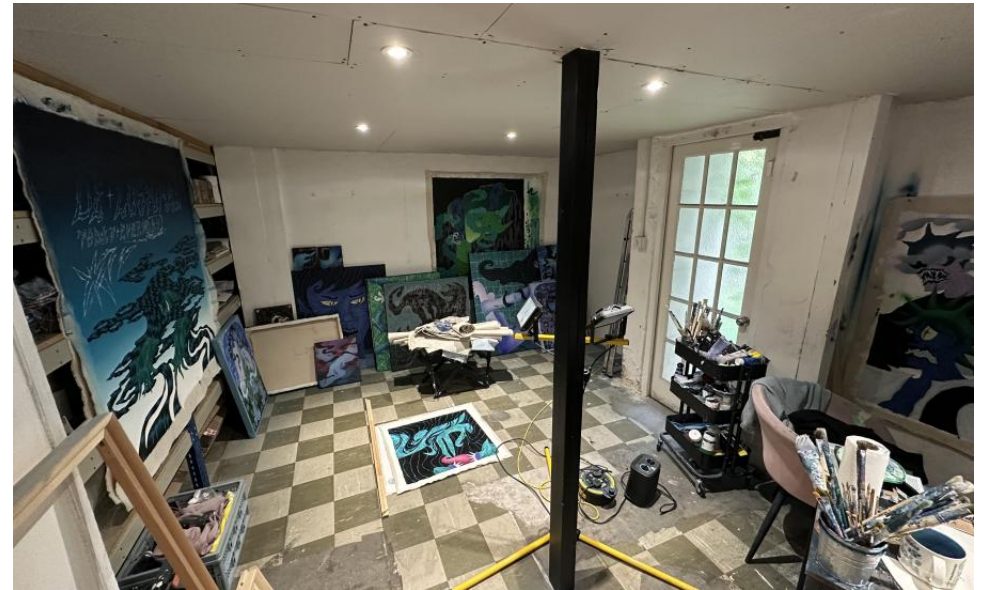
Each party is to pay for their own legal fees incurred.

Viewing Arrangements

Strictly via prior appointment through sole agents Graves Jenkins (t: 01273 701070).









GET IN TOUCH
gravesjenkins.com



Toby Graves

01273 701070
07818 569243
toby@gravesjenkins.com



Oli Graves

01273 701070
07435 099764
oli@gravesjenkins.com



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