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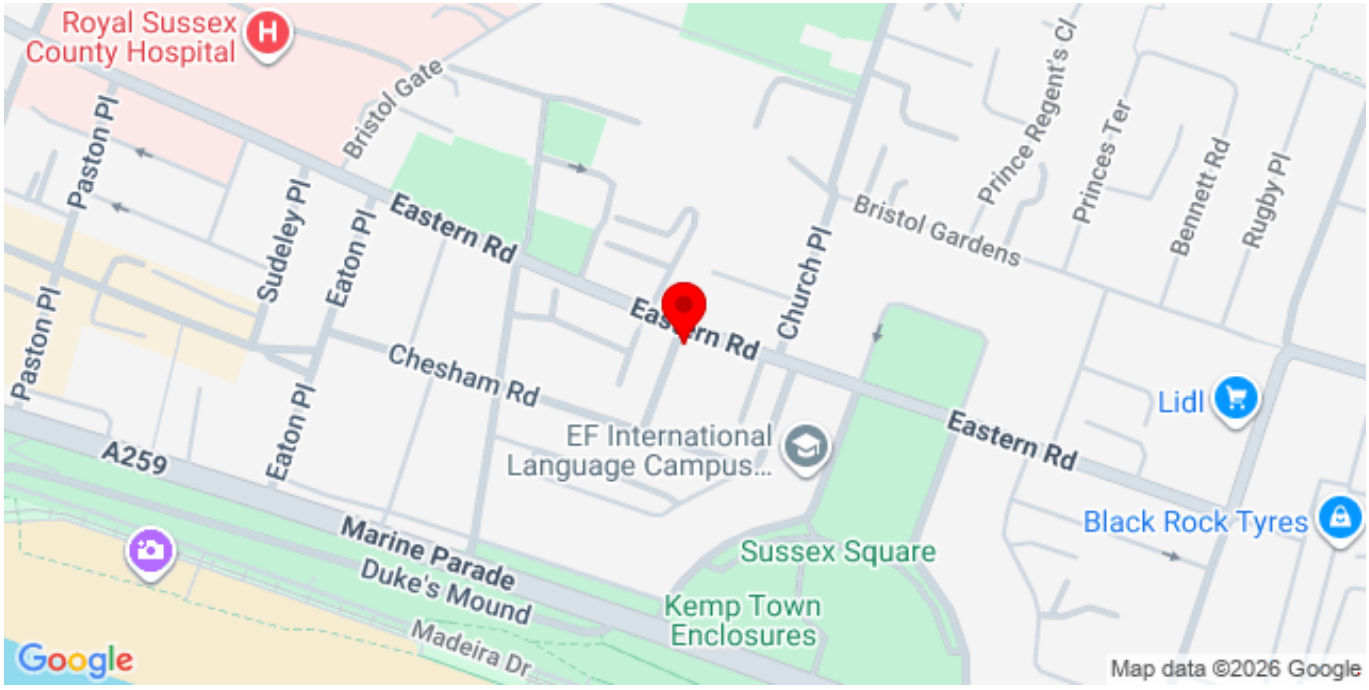
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230 Eastern Road, Kemptown, Brighton, BN2 5JJ

TO LET: REFURBISHED LOCK-UP SHOP/OFFICE

LOCATION



Eastern Road is situated in the vibrant Kemp Town Village area of Brighton, home to a mix of independent and national retailers such as Marmalade Café, Crave Café (adjacent), Lidl, and an ESSO Petrol Station, all within a densely populated residential area.

Located just 400 metres west of the Royal Sussex County Hospital and Brighton College, Eastern Road provides a key link between the popular Kemptown district and Brighton city centre via St James's Street and Edward Street. The property also benefits from easy access to the main A259 road to the south, with frequent bus services to central Brighton.

Description

This presents an excellent opportunity to occupy self-contained premises in Kemptown, ideal for various 'Class E' (Retail/Office) uses.

A new lease is available on flexible leasing terms and ready for immediate occupation.

Key Features

- Popular Kemptown location
- Eligible for small business rates relief
- New lease available on flexible terms
- Ready for immediate occupation

Accommodation

Ground Floor – 249 sq ft (23.1 m2)

- Maximum Internal Width: 16'10"

- Maximum Internal Depth: 17'10"
- Floor-to-ceiling Height: 8.62 feet (2.6 metres)

Basement – 225 sq ft (20.9 m2), to include a Galley Kitchen and a W/C facility.

- Floor-to-ceiling Height: 8.27 feet (2.5 metres)

Total Accommodation (NIA) - 474 sq ft (44 m2)

Key features include an attractive large display window frontage, three-phase electricity, wood laminate flooring, multiple floor box outlets, an Olympia Splendid Unico air conditioning unit, a galley kitchenette, a W/C facility, and eligibility for full Small Business Rates Relief (SBRR).

Lease

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

Rent - £13,000 per annum, exclusive.

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: £8,300
- Valid from 1 April 2023 to present

Eligible to benefit from Full Small Business Rates Relief (SBRR) - https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-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

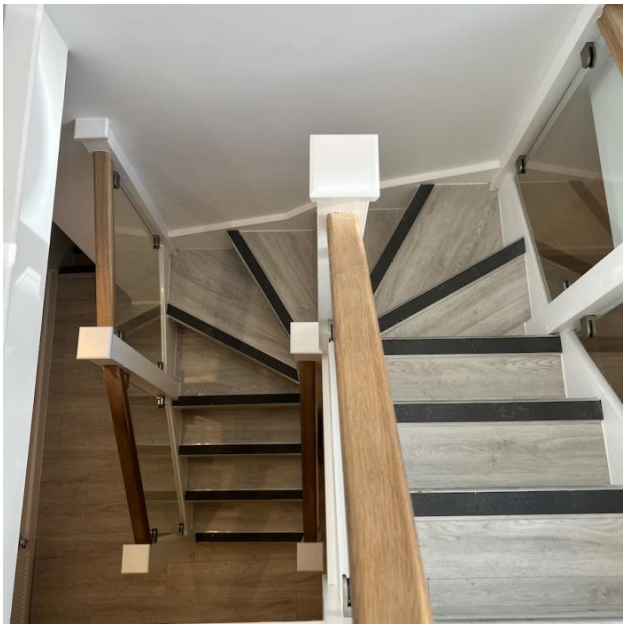
Strictly via prior appointment through Sole Agent Graves Jenkins (t: 01273 701070).


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GET IN TOUCH

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These particulars are believed to be correct but their accuracy is not guaranteed. They do not form any part of any contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.