



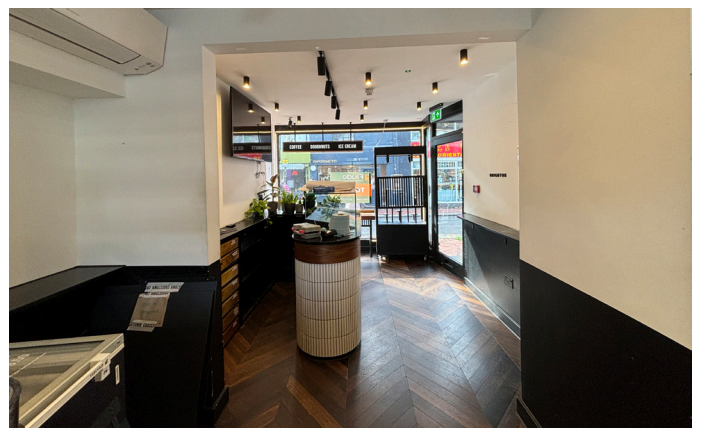
27 Sydney Street
Brighton BN1 4EP

TO LET

NORTH LAINE RETAIL UNIT SIZE 38.99 SQ M (420 SQ FT)

Key Features:

- Highly sought after North Laine location
- Private garden to rear
- Pedestrianised road after 11 am
- Ground floor & basement lock-up unit
- Either lease assignment or new lease available
- Rent £19,500 per annum
- Available now





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Location

Sydney Street is in the North Laine area of the city, a very popular destination with a mix local and national cafés and food venues, boutiques and unique independent retailers selling jewellery, second-hand books and vintage clothes.

This busy retail thoroughfare is a one way road system and is located between the busy Trafalgar Street and North Road and near to Brighton's main attractions including Churchill Square, the seafront and The Lanes.

Brighton railway station is approximately 5 minutes walk away.

Accommodation

The premises comprises a ground floor and basement, self-contained retail unit.

	Sq Ft	Sq M
Ground Floor	221	20.57
Basement	193	18.41
Total Accommodation	420	38.99

Business Rates

Rateable Value: £13,250

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Planning

A new Use Classes Order (UCO) came into effect on 1 September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The premises is available by way of a lease assignment of the current lease dated 27.04.2022 for a 5-year term, with a passing rent of £19,500 per annum. The lease contains a break option on 27.04.2025 subject to 6 months' notice.

The landlord has indicated a new lease would be considered.

EPC

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Viewings and Further Information

Please contact the sole agents
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