

1 A Sydney Street
Brighton, East Sussex BN1 4EN

LEASE AVAILABLE

NORTH LAINE RETAIL UNIT

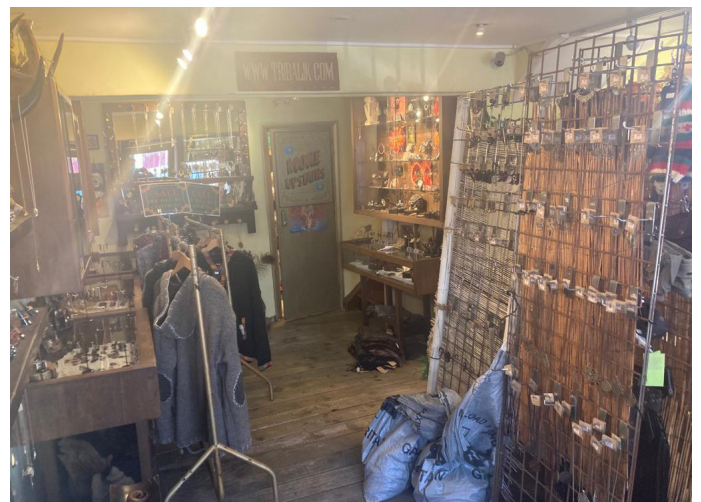
Ground floor 22.49 sq m (242 sq ft)

First floor 18.23 sq m (196 sq ft)

Total 40.72 sq m (438 sq ft)

Key Features:

- Located in sought after North Laine area
- Ground floor open plan sales area
- Current tenant also retails from the first floor
- Situated in a high footfall area
- Offered by way of lease assignment
- Within walking distance of Brighton Station
- Premium £20,000
- Rent £15,500 per annum





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Location

The property is situated in the popular and highly desired North Laine area of the city and is located on the western side of Sydney Street.

Sydney Street forms part of the North Laine area of the city and is a very busy pedestrian thoroughfare throughout all seasons, with its unique and historic style, surrounded by a sought after and densely populated residential area.

Accommodation

The property comprises a two storey building forming part of a terrace of properties. It has an open plan ground floor shop with store room and WC to the rear. There is further space arranged over the first floor, which the current tenant also retails from.

The property has the following approximate **Net Internal Areas (NIA)**:

Floor	Sq Ft	Sq M
Ground	327 sq ft	30.42 sq m
First	347 sq ft	32.21 sq m
Total	674 sq ft	62.63 sq m

EPC

TBC.

Planning

A new Use Classes Order (UCO) came into effect on 1st 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 property is available by way of a lease assignment. The lease is a 10-year term dated 25.06.215 with a passing rent of £15,500 per annum, with 5 yearly rent reviews. The rent is exclusive of rates, building insurance and any other costs.

Premium offers are invited in the region of £20,000.

Business Rates

Rateable Value (2017): £10,500.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT & Legal Fees

Rents and prices are quoted exclusive of, but may be subject to VAT.

Each party to bear their own legal costs incurred.

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.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH

