



**169 North Street**  
Brighton, East Sussex BN1 1EA

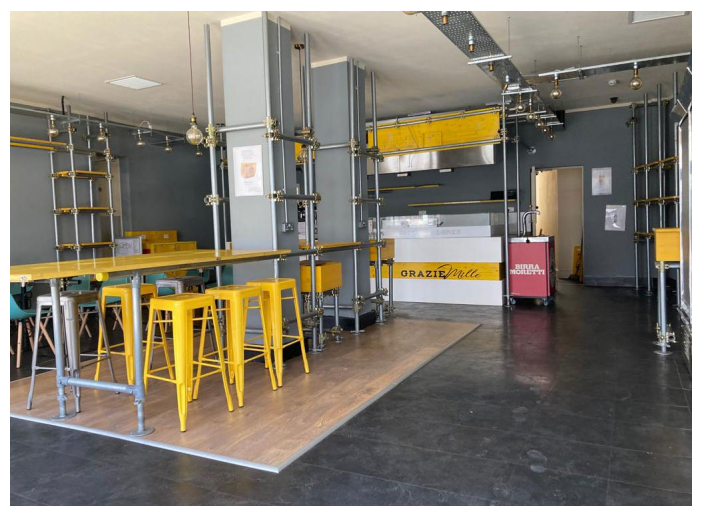
**TO LET**

## GROUND AND LOWER GROUND RETAIL UNIT ON NORTH STREET

Total size 122.49 sq m (1,319 sq ft)

### Key Features:

- Opposite the new Hannington's Development
- Benefits from a premises license and extraction (untested)
- Suitable for a variety of uses
- Number of high profile retailers nearby
- Additional courtyard area to rear also available (subject to negotiation)
- Situated in a busy pedestrian & vehicular thoroughfare
- Excellent local amenities
- Rent £70,000 per annum
- No premium





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## Location

The property is situated in the heart of the city centre on North Street. The Royal Pavilion, The Lanes, seafront and Brighton station are all within easy walking distance.

Nearby occupiers include Oliver Bonas, Blacks, Virgin Money, Flying Tiger Copenhagen, Lloyds bank and The White Company.

## Accommodation

The premises are arranged over the ground and lower ground floors of this mid-terraced property. The ground floor comprises an open plan sales area with storage rooms, whilst the lower ground floor provides additional storage space and WC facilities.

We have measured the existing accommodation to have the following approximate net internal floor areas:

| Floor        | Sq Ft              | Sq M               |
|--------------|--------------------|--------------------|
| Ground       | 1,235 sq ft        | 114.72 sq m        |
| Lower ground | 84 sq ft           | 7.78 sq m          |
| <b>Total</b> | <b>1,319 sq ft</b> | <b>122.50 sq m</b> |

## EPC

We understand the property to have an EPC rating of D(88).

## 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 a new full repairing and insuring lease for a term to be agreed and at a rental of £70,000 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

## Business Rates

Rateable Value (2017): £66,000.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green ([d.green@flude.com](mailto: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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**Flude**  
PROPERTY CONSULTANTS

**May 2021**



OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH

