



23a East Street
Brighton, East Sussex BN1 1HL

TO LET

RETAIL UNIT IN CITY CENTRE

Ground floor 26.29 sq m (283 sq ft)

Lower ground floor 23.13 sq m (249 sq ft)

Key Features:

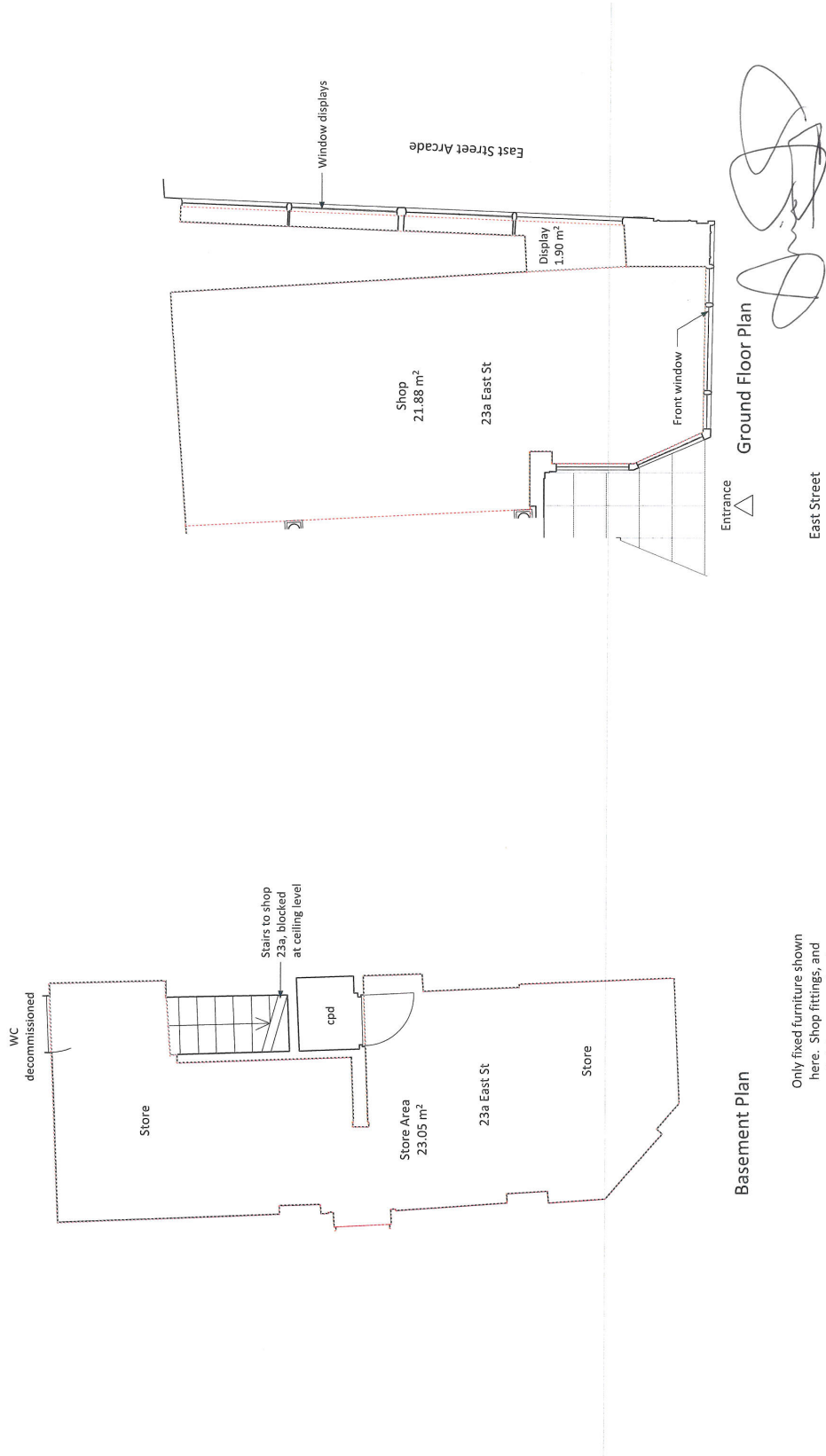
- Prime City centre location with side return window space
- Situated in a busy footfall
- Close by to the new Hannington's Lane and East Street Arcade
- Suitable for a variety of uses
- Number of high profile retailers nearby
- To let on a new lease
- Rent £50,000
- No premium





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Floor Plans



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Client Baron Homes
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Stage Survey
Drawn by IE
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Revisions:

No.	Description	Checked
**	dd/mm/yyyy	**

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Location

The property is situated on the Western side of East Street, next to the entrance to East Street Arcade.

Nearby occupiers include Trailfinders, French Connection, All Saints, Boss, MAC Cosmetics, Lush, Cafe Nero, Jo Malone, Molton Brown, and Russell and Bromley.

Accommodation

The property comprises a 4 storey semi detached building located on a corner position.

The available accommodation is arranged over the ground and lower ground floors.

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

Floor	Sq Ft	Sq M
Ground	283	26.29
Lower ground	249	23.13
Total	532	49.42

EPC

We understand that the property to be grade II listed and therefore exempt and will not require an EPC.

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 to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £50,000 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

Business Rates

Rateable Value (2017): £TBC

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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