



2 Palace Place, Brighton BN1 1EF

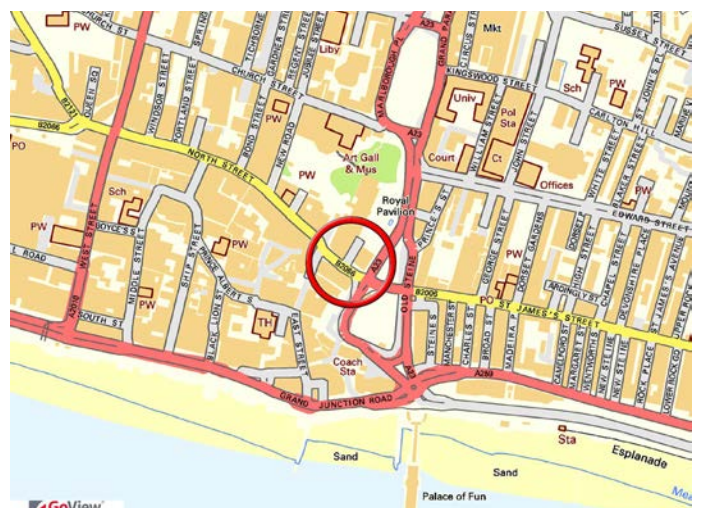
**TO LET**

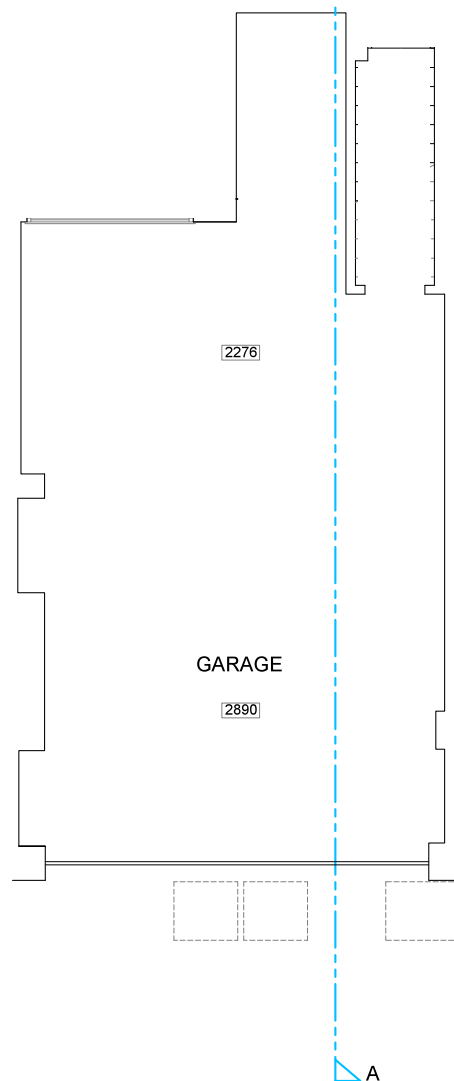
## SECURE PARKING/STORAGE

Size 40.37 sq m / 435 sq ft

### Key Features:

- Central Brighton Location
- Parking / Storage
- Immediately available
- Electric roller shutter
- Rent £8,950 per annum





EXISTING GROUND FLOOR



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## Location

The property is situated in the heart of city centre next to north street and the Royal Pavilion, the lanes, seafront and train station are all within easy walking distance as well as being close to the A259 and A27.

## Accommodation

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

Floor	Sq Ft	Sq M
Ground	435 sq ft	40.37 sq m

## EPC

TBC.

## Planning

We understand that the premises have previously been used for parking.

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

## Terms

The property is available to let by way of a tenancy at will agreement at a at a commencing rent of £8,950 per annum exclusive of building insurance, service charge and utilities etc.

## Business Rates

Rateable Value (2017): £5,500.  
(Rateable Value 2023): £6,900.

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:

**Aaron Lees**

[a.lees@flude.com](mailto:a.lees@flude.com)

**01273 727070**

[www.flude.com](http://www.flude.com)



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