

32 London Road
Brighton East Sussex BN1 4JB

TO LET

THREE STOREY CLASS E UNIT

Size 1,566 sq ft / 145.49 sq m

Key Features:

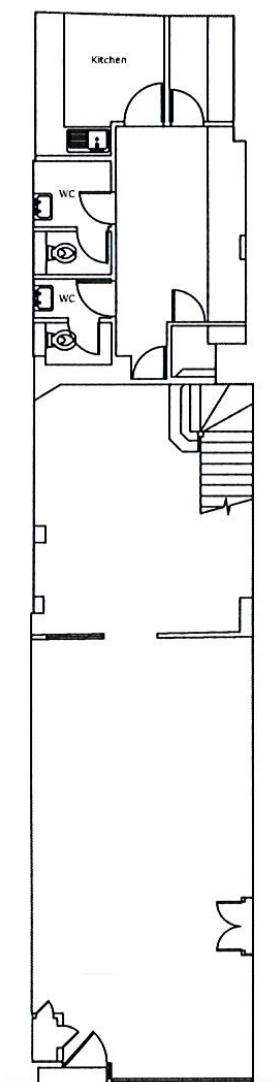
- Situated along a busy pedestrian & vehicular thoroughfare
- Nearby occupiers include, Poundland, Holland & Barratt, Greggs and WH Smith
- Opposite The Open Market
- Offered by way of a new lease
- No premium
- EPC D
- Rates of 2017 £22,750
- Rent £35,000 per annum



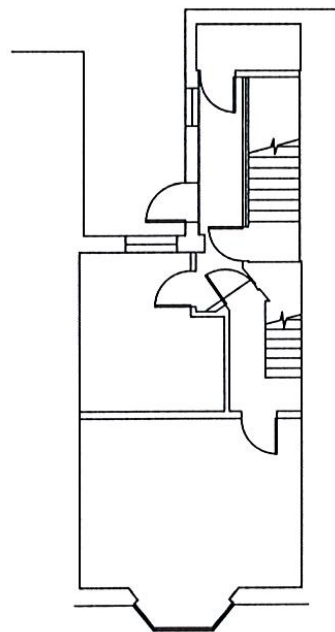


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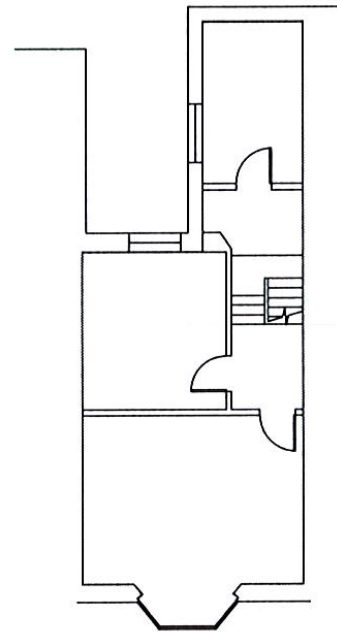
Floor Plans



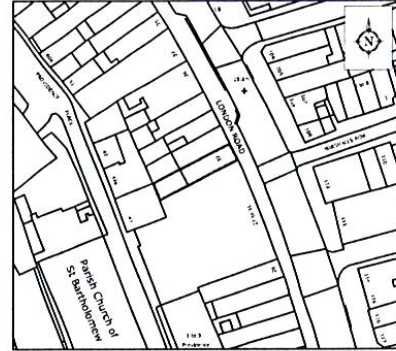
Ground Floor



First Floor



Second Floor



Location Plan Scale 1:1250



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Location

The property is located on the eastern side of London Road just to the south of Preston Circus in a commercial thoroughfare well served by frequent bus services. It is an established trading location where a variety of both local and multiple retailers are represented. Occupiers immediately surrounding the premises include Barclays Eagle Lab, Lloyds Bank, Richer Sounds. Other retailers within London Road include, HSBC, Domino's Pizza, The Sony Centre, W H Smith, Ladbroke's, Costa Coffee, Duke of York picture house and numerous pubs and restaurants.

Accommodation

The premises are arranged over the ground, first and second floor of a mid-terraced property and comprise an open plan trading area with kitchen to the rear and WC facilities.

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

Floor	Sq Ft	Sq M
Ground	819 sq ft	76.05 sq m
First	338 sq ft	31.43 sq m
Second	409 sq ft	38.01 sq m
Total	1,566 sq ft	145.49 sq m

EPC

We understand the property to have an EPC rating of D(85).

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 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 £35,000 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

Business Rates

Rateable Value (2017): £22,750
Rateable Value (2023): £24,000

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.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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