



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

**TO LET**

## GROUND AND LOWER GROUND RETAIL UNIT ON NORTH STREET

Ground floor size 1372 sq ft / 127 sq m

### Key Features:

- Sought after North Street retail position
- Close to retailers such as White Company Blacks, Lululemon & Lloyds Bank
- Area of high footfall near to the famous Brighton Pavilion attraction & The Lanes
- Arranged over ground and lower ground floor
- Available by way of new lease in November 2023
- Rent £60,000 per annum





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## Location

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

## Accommodation

The property is a period mid terraced building, with the available self-contained E Class space located on the ground floor and basement. There are a number of office occupiers also located within the building, who access their spaces via a separate entrance.

The premises are to be cleared of the current tenant's fixtures, which includes various internal rooms, which will create an open plan space with street level access directly from North Street. The cash machine currently located to the front is to also to be removed, which will provide a wider glazed frontage to the unit.

The property has the following approximate:

Floor	Sq Ft	Sq M
Ground	1,372 sq ft	127 sq m
Lower ground	442 sq ft	41 sq m
<b>Total</b>	<b>1,814 sq ft</b>	<b>168 sq m</b>

## 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 ground and lower ground space is available from November 2023 to let by way of a new lease for a term to be agreed and at a guide rent of £60,000 per annum exclusive.

## Business Rates

Rateable Value (2023): £37,750

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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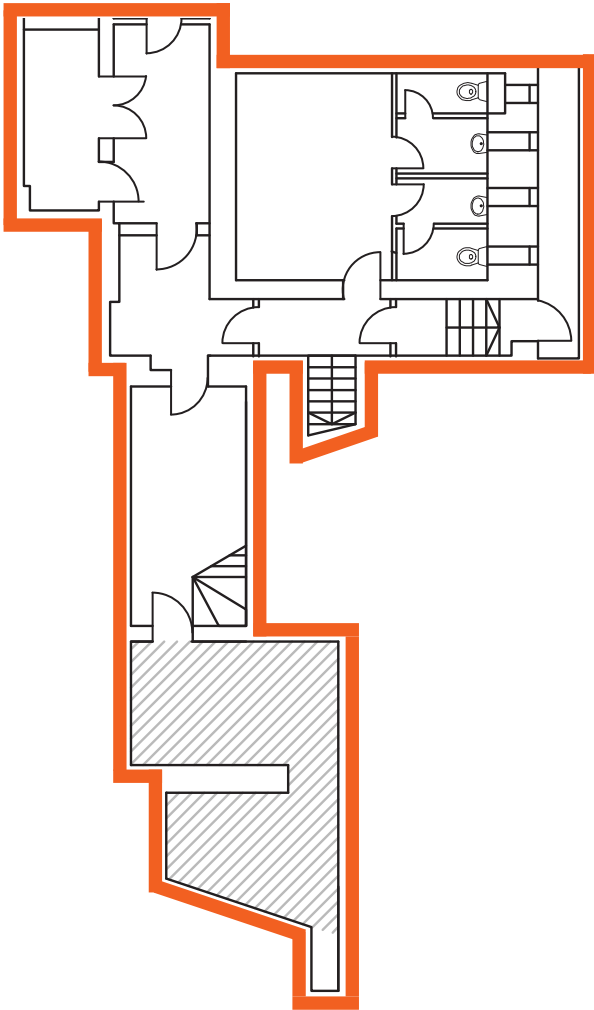


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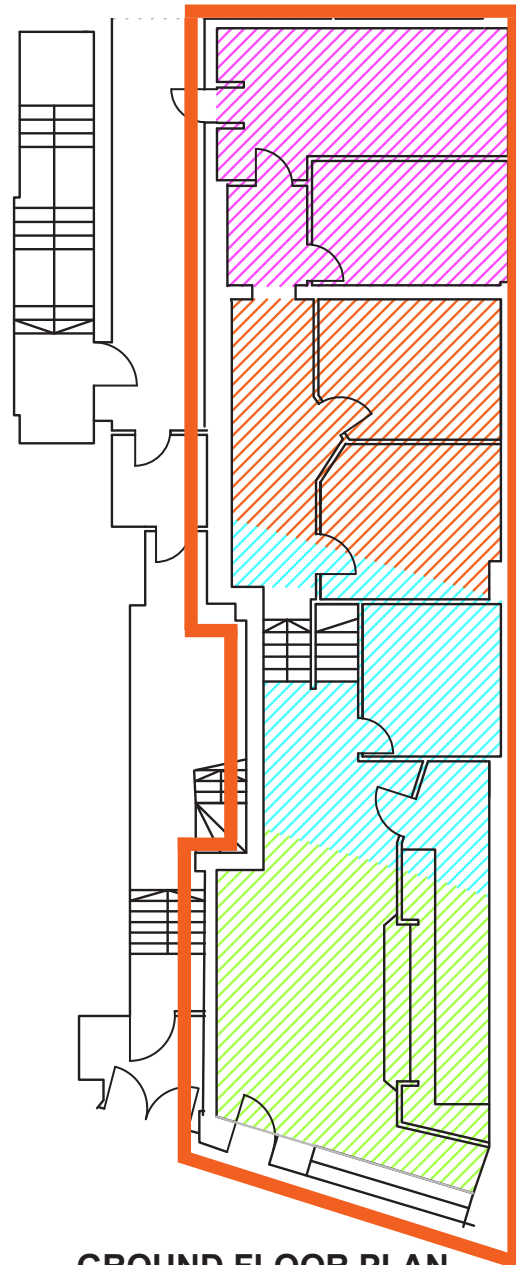




FLOOR PLAN



**BASEMENT PLAN**  
SCALE 1:200



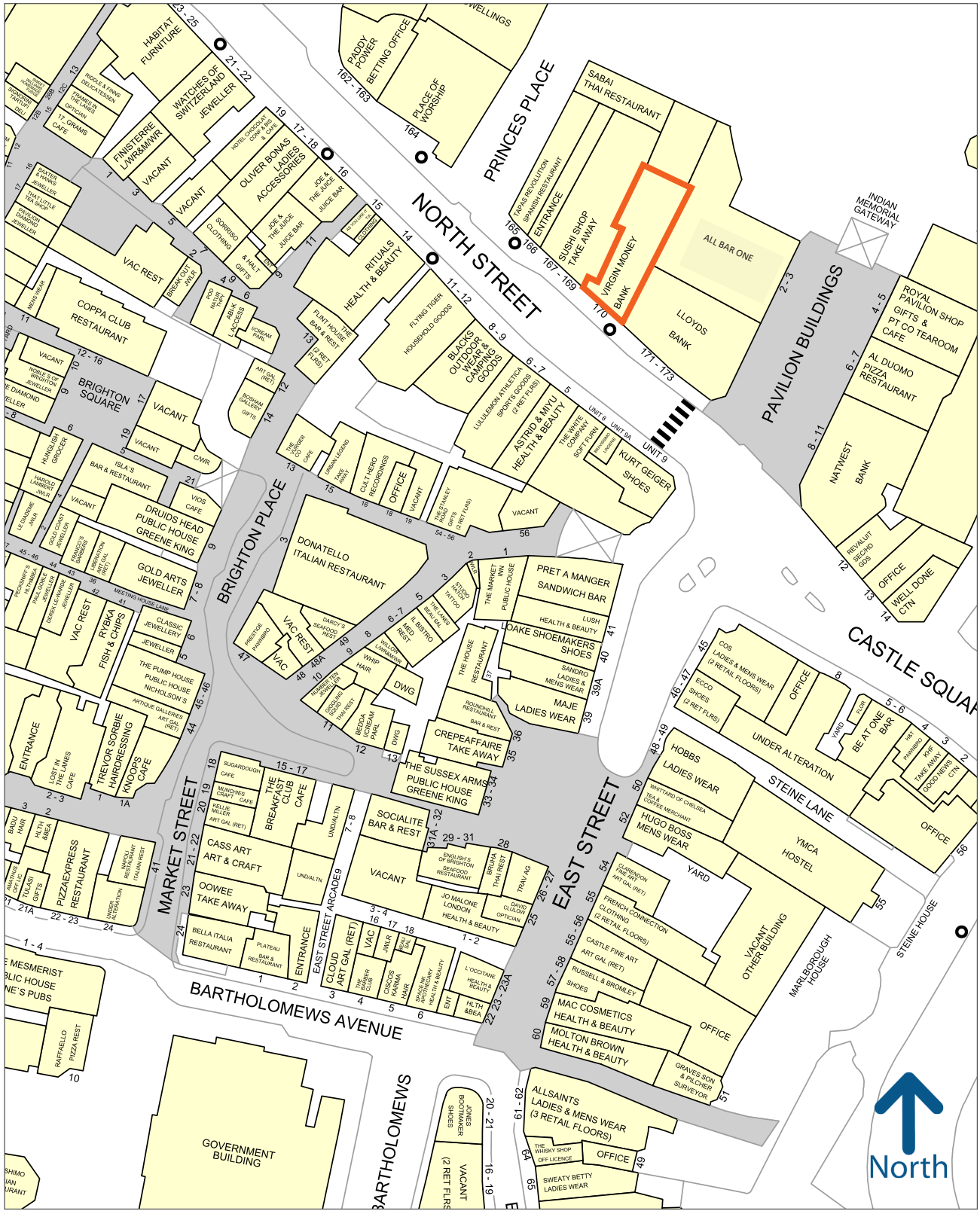
**GROUND FLOOR PLAN**  
SCALE 1:200



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Brighton Central



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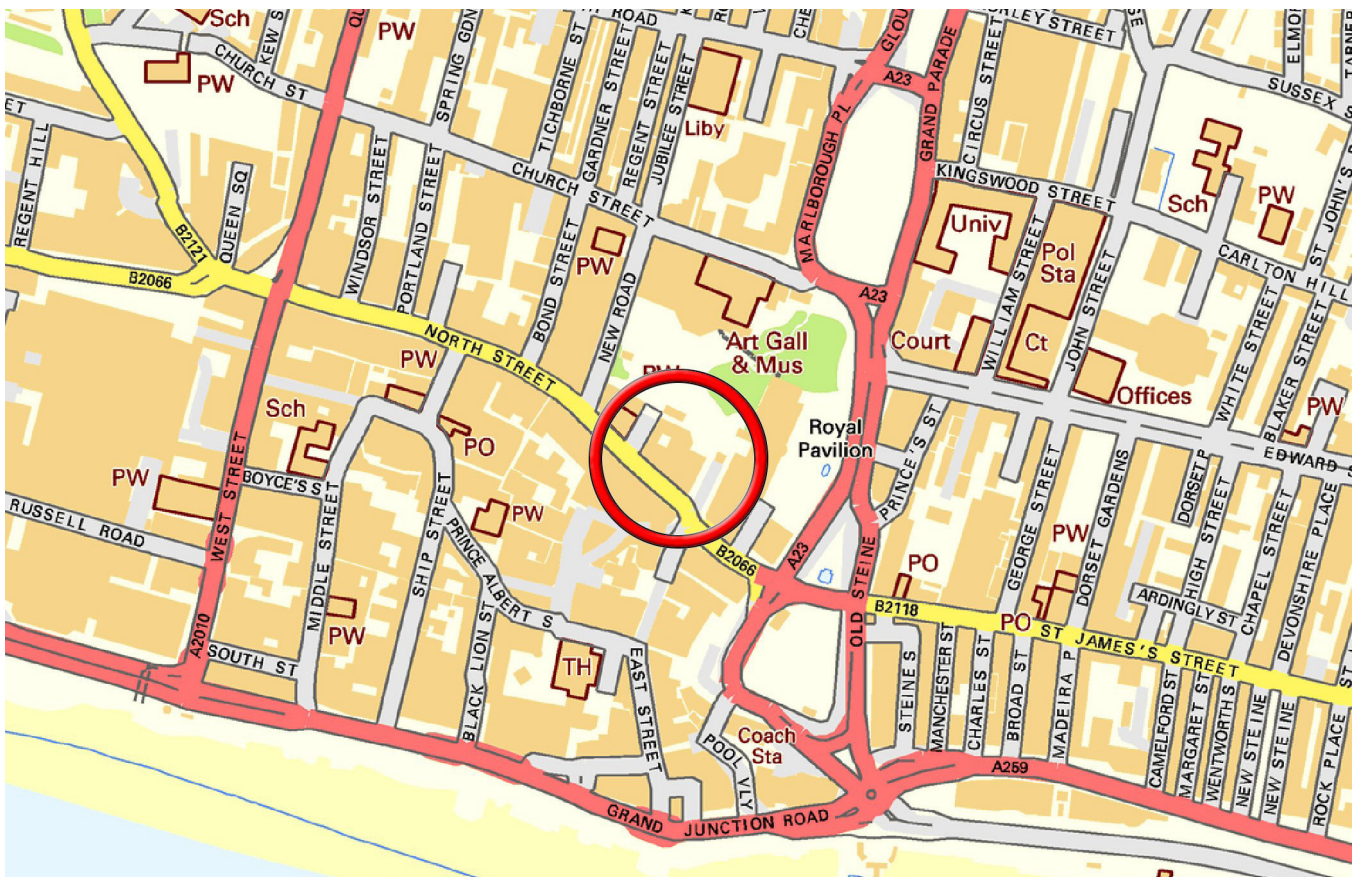
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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH





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