



72 Preston Street
Brighton, East Sussex BN1 2HG

TO LET

RETAIL UNIT CLOSE TO THE SEAFRONT

Ground floor 20.63 sq m (222 sq ft)

Lower ground floor 15.68 sq m (169 sq ft)

Key Features:

- 100m north of Brighton seafront
- Self contained access
- Within a 5 minute walk of Churchill Square
- Situated in a busy pedestrian & vehicular thoroughfare
- Excellent local amenities
- Rateable value £9,200
- Rent £15,000 per annum





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Location

The property is located on the eastern side of Preston Street, south of its junction with Regency Square, and lies within approximately 100m of Brighton seafront, near to the i360 attraction. Preston Street is home to numerous restaurant and bars and the area is increasingly becoming a popular night time destination too.

Accommodation

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	222	20.63
Lower ground	169	15.68
Total	391	36.32

EPC

We understand the property to have an EPC rating of D(g2).

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 and at a rent of £15,000 per annum exclusive of rates, building insurance, service charge, heating, lighting, etc.

Business Rates

(Rateable Value 2023:) £9,200

Interested parties should make their own enquiries to satisfy themselves of their business rates liability.

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:

Will Thomas

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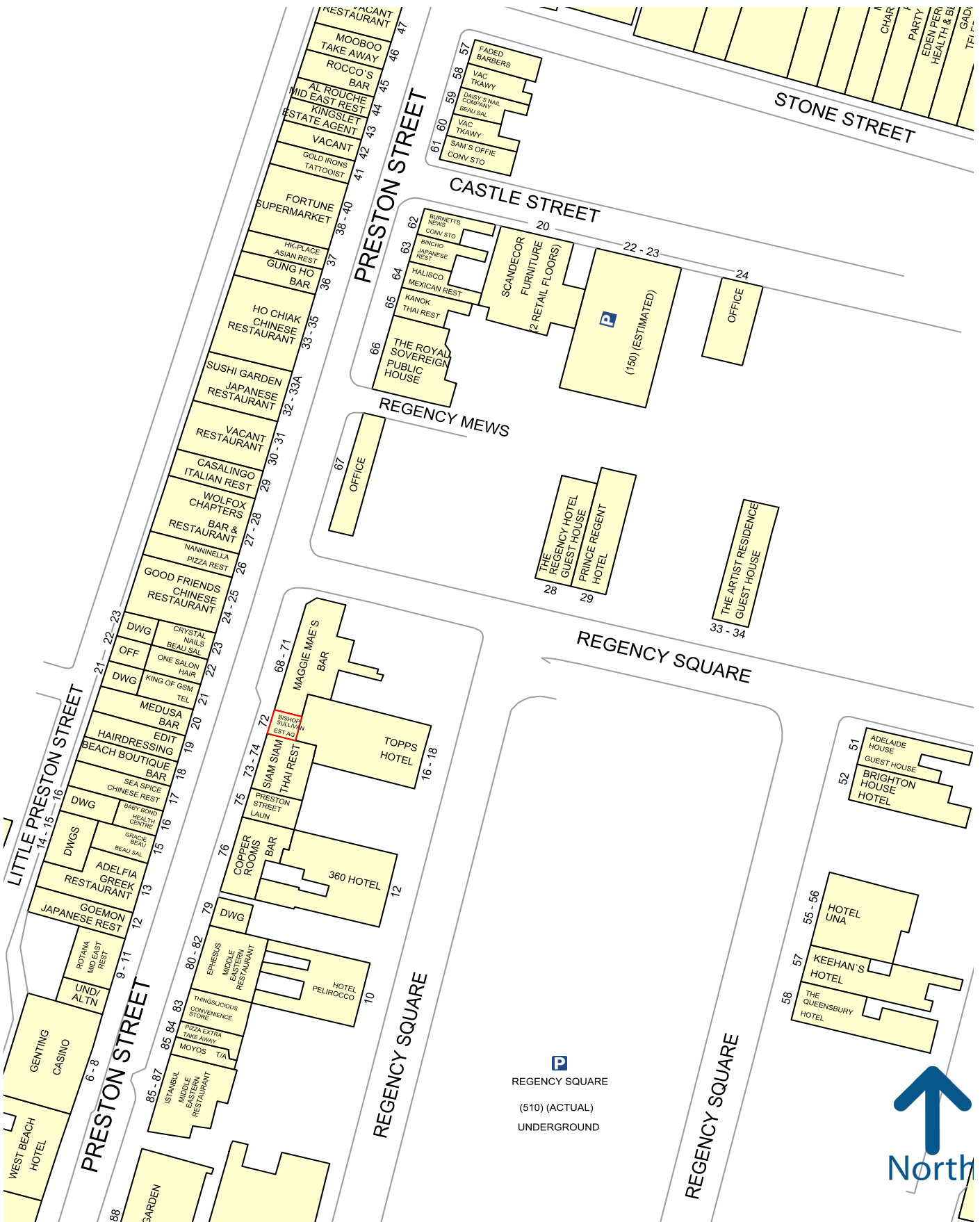
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