



34 West Street  
Brighton, East Sussex BN1 2RE

**TO LET**

## E CLASS CITY CENTRE UNIT - TO LET

Ground Floor - 212.43 sq m / 2,285 sq ft

Lower ground floor - 77.56 sq m / 835 sq ft

### Key Features:

- Located in the heart of the city centre
- Arranged over ground floor & lower ground floors
- Popular Office and night time circuit location
- Situated in busy pedestrian & vehicular thoroughfare
- To let on a new FRI lease
- Within 5 minutes' walk of Brighton station & the seafront
- Rent £75,000 per annum exclusive





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## Location

The property is located in the heart of the city centre on the west side of West Street on its junction with Regency Road. West Street runs south from the local landmark of the Clock Tower, and the junction of Western Road, North Street and Queen's Road.

## Accommodation

The subject accommodation comprises ground floor and basement lock up unit within a mid-terrace building.

There is a good amount of natural light at either end of the premise and a staff kitchenette and WC at ground floor level.

The lower ground floor has previously been used for general storage.

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

Floor	sq ft	sq m
Ground	2,285 sq ft	212.43 sq m
Lower ground	835 sq ft	77.56 sq m
<b>Total</b>	<b>3,120 sq ft</b>	<b>289.99 sq m</b>

## EPC

C (61)

## 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 £75,000 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

## Business Rates

Rateable Value (2023): £57,500.

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.





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Brighton Central



Experian Goad Plan Created: 17/03/2022  
Created By: Flude Property Consultants

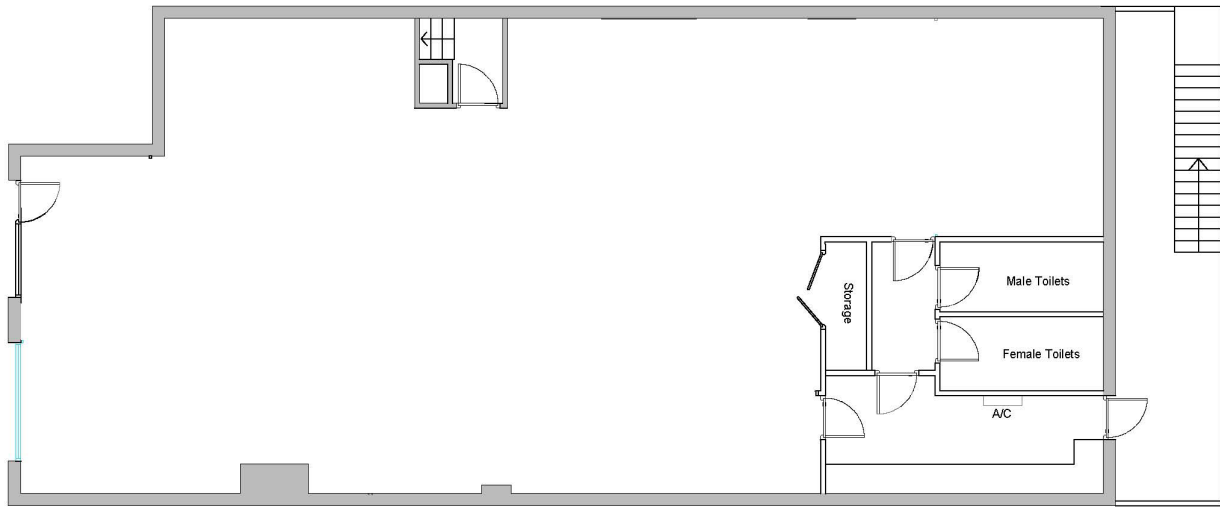


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Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to 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 joint agents Flude Property Consultants

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