



**76 - 78 North Road
Brighton BN1 1YD**

TO LET

PROMINENT NORTH LAINE CLASS E PREMISES

No 76: 113.56 SQ M (1,222 SQ FT)

No 77-78: 118.63 SQ M (1,277 SQ FT)

Key Features:

- Highly sought after North Laine location
- Situated in a busy pedestrian & vehicular thoroughfare
- New lease available
- Available immediately
- Rent £65,000 per annum





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Location

The property is situated on the North side of North Road, within the highly sought after North Laine area of Brighton. This vibrant area of Brighton is home to a variety of well known occupiers which include Bills, Infinity foods, Trading Post Coffee and The Dorset.

Brighton railway station is approximately 10 minutes walk.

Accommodation

The premises is arranged over the basement, ground floor and first floor of a two story building with WC.

The property has the following approximate NIA:

No. 76

Floor	Sq Ft	Sq M
Ground	507	47.10
First	546	50.72
Basement	169	15.70
Total	1,222	113.52

No. 77-78

Floor	Sq Ft	Sq M
Ground	811	74.34
First	466	43.29
Total	1,277	118.63

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

We 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 £65,000 per annum, exclusive of rates, building insurance, service charge, heating, lighting, etc.

Business Rates

Rateable Value to be reassessed.

EPC

TBC

VAT

Rents and prices are quoted exclusive but may be subject to VAT.

Legal Fees

Each party to bear their own legal costs incurred.

Viewings and Further Information

Please contact sole agents Flude Property Consultants:

Aaron Lees
a.lees@flude.com
01273 727070

Will Thomas
w.thomas@flude.com
01273 727070

www.flude.com





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