

RENT  
REDUCTION  
&  
3 MONTHS RENT FREE



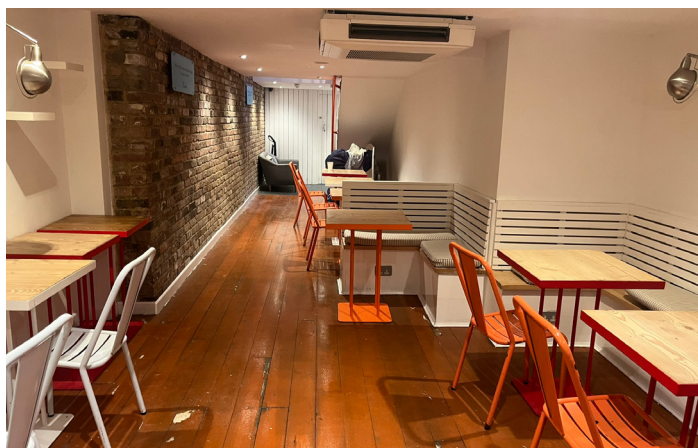
2 Ship Street  
Brighton BN1 1AD

**TO LET**

## CAFE PREMISES 89.3 SQM (961 SQ FT)

### Key Features:

- Situated just off the seafront
- Arranged over ground and basement floors
- New lease available
- Bi-fold doors
- Extraction fitted
- Nearby occupiers include Hotel du Vin, Old Ship Hotel and Burger King
- Rent £15,000 per annum, exclusive





2 Ship Street  
Brighton, BN1 1AD

## Location

The property is located just off the seafront near the historic Lanes district, an established and popular mixed use location in the heart of the city characterised by retail, leisure, residential and office uses.

Brighton Station is within a 15 minute walk, whilst Churchill Square Shopping Centre is within easy walking distance. Ship Street connects with the A259 Kings Road on the seafront to the south.

## Accommodation

The accommodation is arranged over ground and basement floors with a theatre style servery and customer seating to the rear and basement.

The property has the following approximate NIA:

	Sq Ft	Sq M
Ground Floor	491	45.6
Basement	470	43.7
<b>Total</b>	<b>961</b>	<b>89.3</b>

## EPC

We understand the property has an EPC rating of C (60)

## Business Rates

Rateable Value (2023): £14,5000.

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 effective full repairing and insuring lease for a term to be agreed at a commencing rent of £15,000 per annum exclusive of rates, building insurance, service charge, heating, lighting, etc.

## VAT

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

## Legal Fees

Each party to bear their own legal costs incurred.

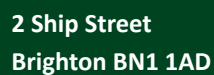
## Viewings and Further Information

Please contact sole agents Flude Property Consultants:

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For identification purposes only.

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