



**57B London Road  
Brighton, East Sussex BN1 4JE**

**TO LET**

## **CLASS E UNIT**

**55.75 SQ M (600 SQ FT)**

### **Key Features:**

- Newly refurbished
- Available immediately
- Located in an established trading location
- Situated in a busy pedestrian & Vehicular thoroughfare
- Within 15 minutes walk of Brighton Station
- Self contained ground floor retail unit
- New lease available
- Rent: £20,000 per annum





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## Location

The property is located on the eastern side of London Road just to the south of Preston Circus in a commercial thoroughfare well served by frequent bus services. It is an established trading location where a variety of both local and multiple retailers are represented.

Occupiers immediately surrounding the premises include Barclays Eagle Lab, Richer Sounds, Domino's Pizza, WH Smith, Ladbroke's, Costa Coffee, Duke of York picture house and numerous pubs and restaurants

## Accommodation

The premises are arranged over the ground floor with WC.

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

Floor	Sq M	Sq Ft
Ground Floor	55.75	600

## 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 property is available by way of a new effective full repairing and insuring lease for a term to be agreed at a rent of £20,000 per annum exclusive of rates, buildings insurance, service charge, heating, lighting, etc.

## Business Rates

Rateable Value (2023): To be assessed.

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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