



**TO LET**

**Ground & Lower Ground Floors, 15 Ship Street  
Brighton, East Sussex BN1 1AD**





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## Key Features

- Suitable for a range of uses (offices / retail / leisure / medical)
- Long attractive return frontage to Ship Street Gardens
- Offered with vacant possession
- To Let £75,000 per annum

## Location

The south coast city of Brighton & Hove is 55 miles south of Central London, 50 miles east of Portsmouth and 25 miles west of Eastbourne. The city benefits from excellent transport infrastructure. The A23(M) provides access north, connecting with the A27 - which provides east / west access.

Brighton & Hove is one of the fastest growing conurbations in the country with a population increase of around 8.4% over the past decade and a 6.6% growth forecast by 2030.

The property is located within the historic Lanes district of Brighton, an established, vibrant and popular mixed use location in the heart of the city characterised by predominantly retail, leisure, residential and office uses. Nearby occupiers include Hotel du Vin, Walrus Pub and Projects.

Brighton Station is located 800 metres north. Churchill Square Shopping Centre is 300 metres west. Ship Street connects with the A259 Kings Road on the seafront approximately 150m to the south.







## Description & Accommodation

The property comprises an attractive Grade II listed building on a corner plot.

The main frontage is to Ship Street - one of the principal roads within The Lanes.

The property also benefits from a substantial frontage to Ship Street Gardens - an attractive twitten connecting Ship Street and Middle Street to the west.

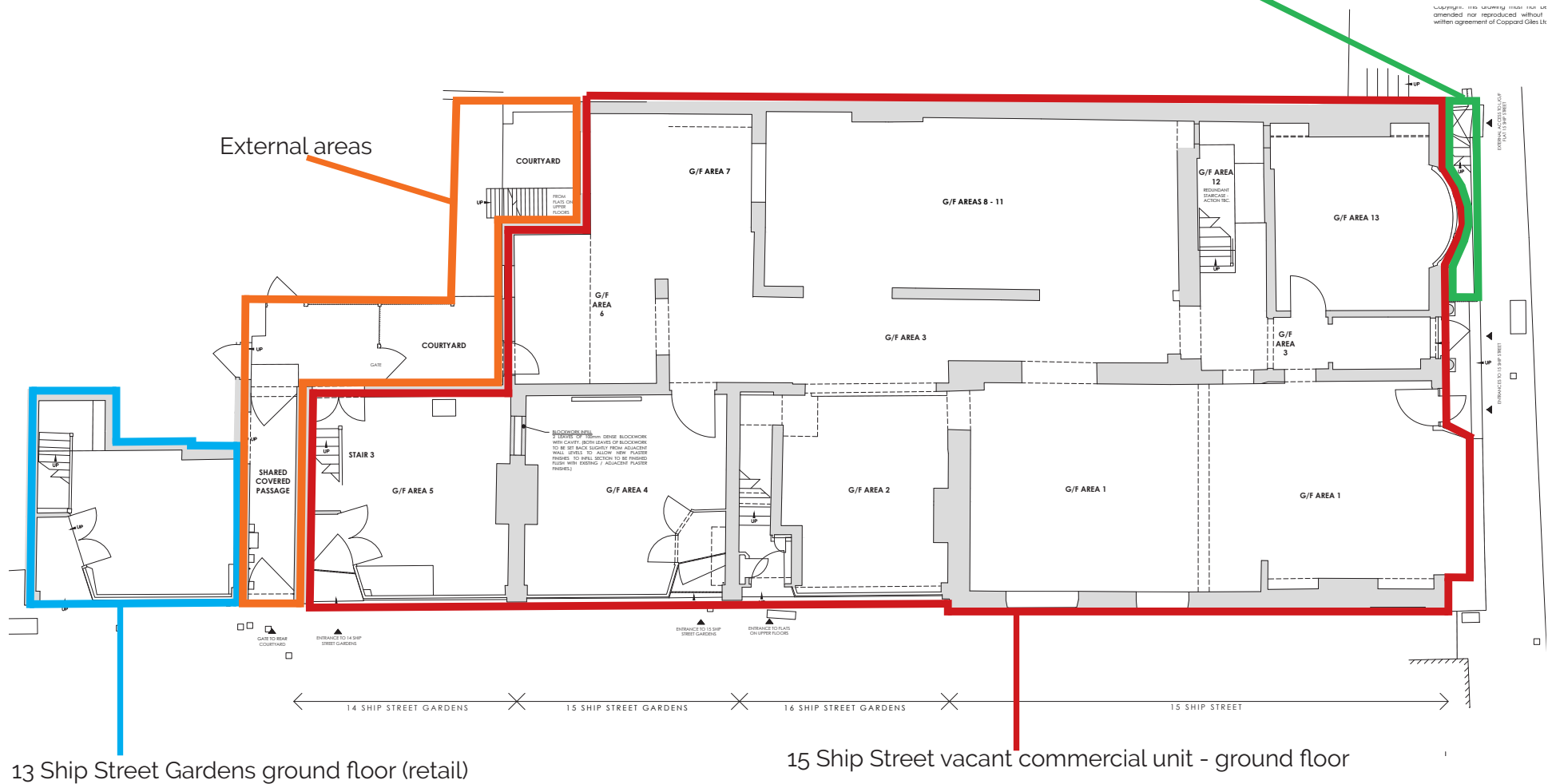
The ground and lower ground floors to 15 Ship Street comprise a large open area last used as a dental practice.

We have measured the property to comprise the following approximate Net Internal Areas:

Floor	Sq m	Sq ft
Ground	263.19	2,833
Lower ground	141.21	1,520
Total	404.40	4,353

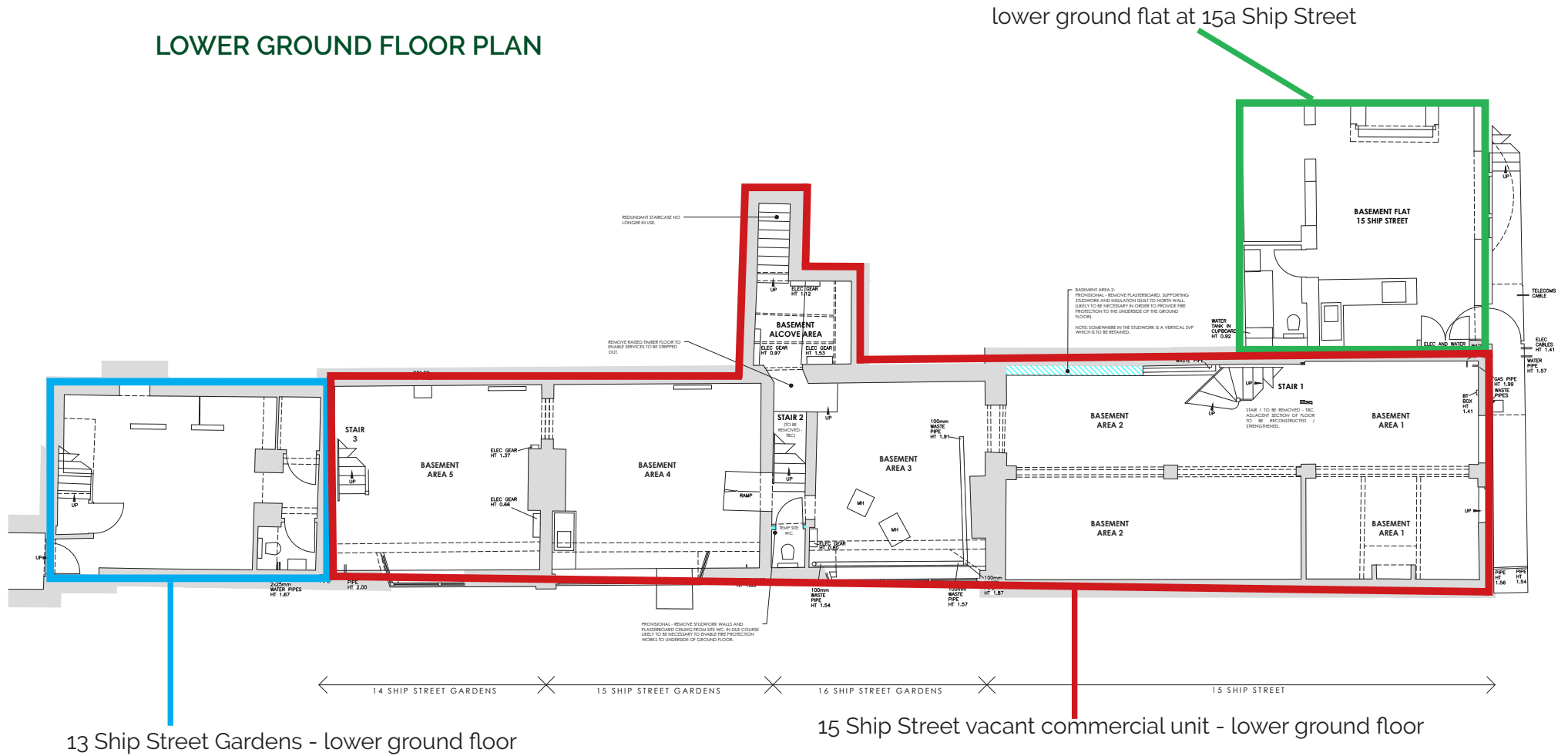


Access to lower ground flat at 15a Ship Street





## LOWER GROUND FLOOR PLAN





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## 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 by way of new effective 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): £55,500

## VAT & Legal Fees

Rents and prices are quoted exclusive but may be subject to VAT. Each party to bear their own legal costs incurred.



## Viewings and Further Information

Please contact sole agents Flude Property Consultants:

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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.

