



**TO LET**

78 St George's Road  
Brighton BN2 1EF





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## Key Features

- Immediately available
- Self contained access
- Popular Kemp Town location
- Close to the seafront and Royal Sussex County Hospital
- Situated in a busy pedestrian & Vehicular thoroughfare
- Excellent local amenities

## Location

The property is located in the popular Kemp Town area of Brighton and is situated towards the eastern end of St George's Road. The immediate vicinity is characterised by a wide variety of uses including offices, bars, restaurants and cafés. On street parking is available in the surrounding streets.





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## Description & Accommodation

The property comprises a four storey terraced building. The available accommodation is arranged over the ground and lower ground floors with self contained access with WC facilities.

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

Floor	Sq Ft	Sq M
Ground	415	38.52
Lower ground	445	41.39
<b>Total</b>	<b>860</b>	<b>79.91</b>

## EPC

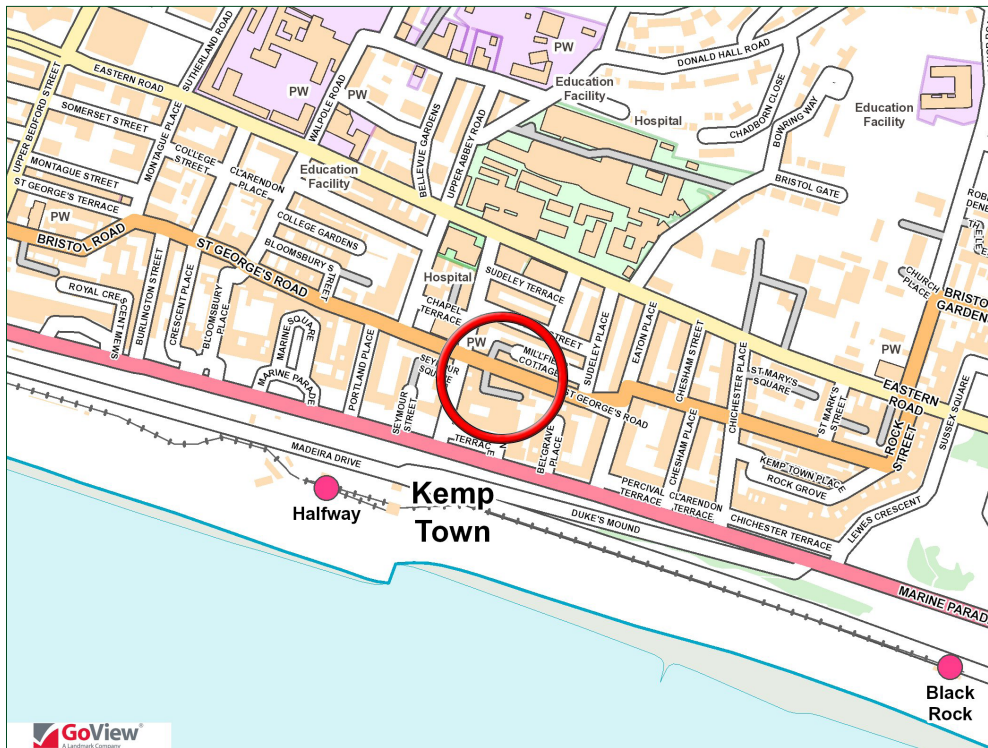
We understand the property to have an EPC rating of C(56).







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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 to let by way of a new full repairing and insuring lease for a term to be agreed at quoting rent of £17,995 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

## Business Rates

Rateable Value (2023): £10,250

## 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.

