



TO LET

13 - 16 Vine Street
Brighton, East Sussex BN1 4AG



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Key Features

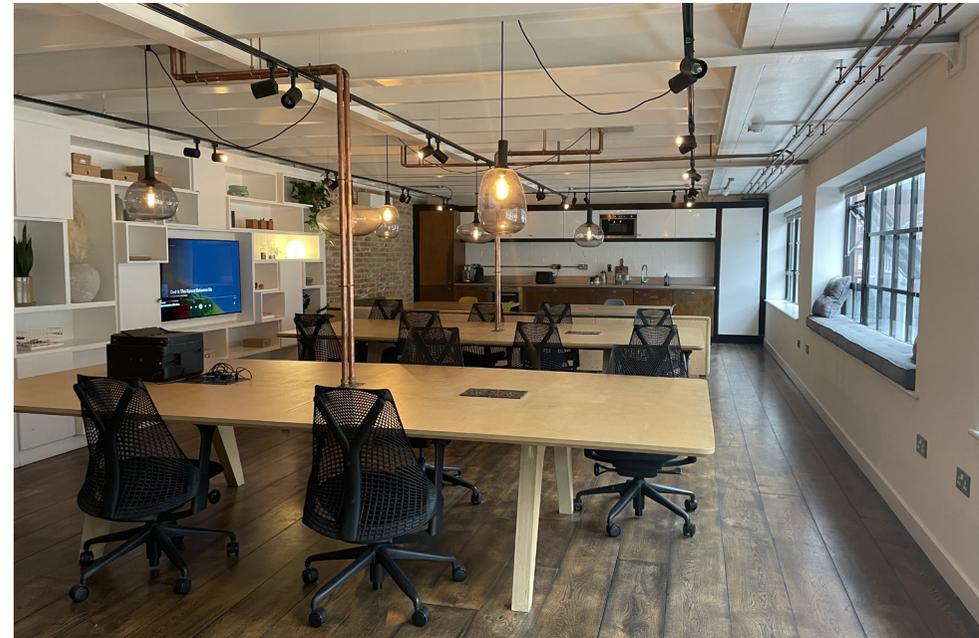
- Comprising a self-contained office space arranged over the upper floors
- Ready for immediate occupation
- Showers
- Secure bike storage
- Air conditioning
- Forming part of an attractive character building situated in the North Laine
- Highly prominent location close to city centre
- Within a 10 minute walk of Brighton Station

Location & Situation

The property is situated in the centre of Brighton, within the vibrant North Laine area with its unique array of bars, boutiques, cafes, restaurants and antique dealers.

Vine Street is in close proximity to the Royal Pavilion, Brighton sea front, whilst being readily accessible to all of the amenities central Brighton has to offer. Brighton Station is a short 5 minute walk.

Location pin (what3words) : backs.honest.wonderfully
<https://what3words.com/backs.honest.wonderfully>





Description & Accommodation

The property comprises a character 3-storey building that has been extensively refurbished in recent years.

The available accommodation is arranged over the part ground, first and second floors.

The property has the following approximate NIA:

Area	Sq Ft	Sq M
Ground	252 sq ft	23.93 sq m
First	1,238 sq ft	115.00 sq m
Second	900 sq ft	83.60 sq m
Total	2,390 sq ft	222.53 sq m





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Rateable Value

Rateable Value 2026: £22,000

Occupiers will pay approximately 43% of this per annum.

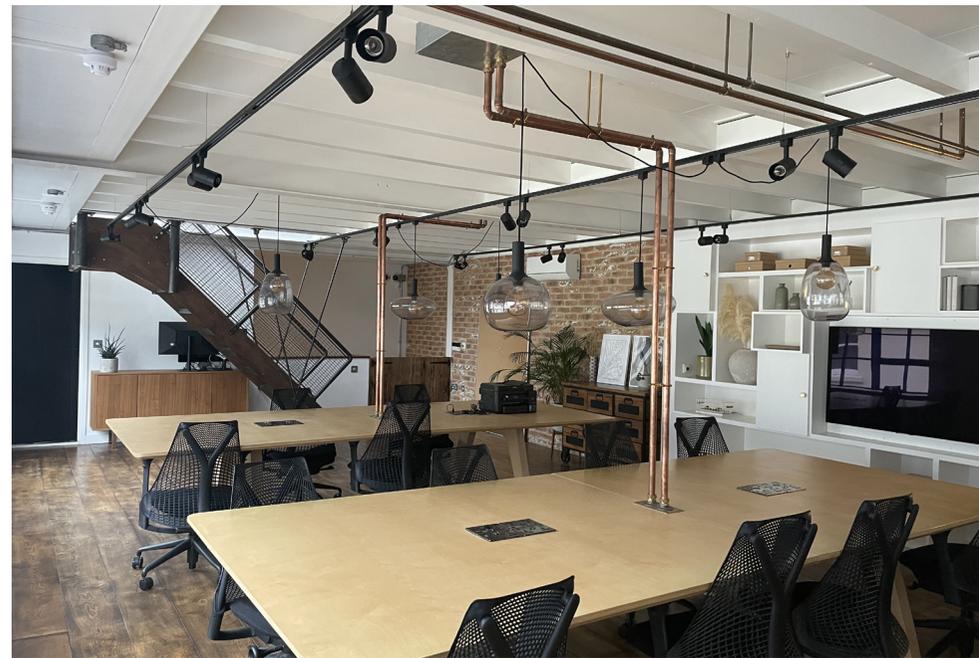
EPC

We understand the property to have an EPC rating of B.

Planning

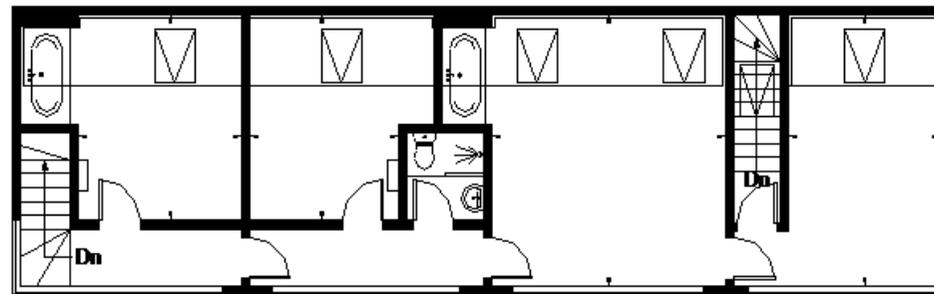
We understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

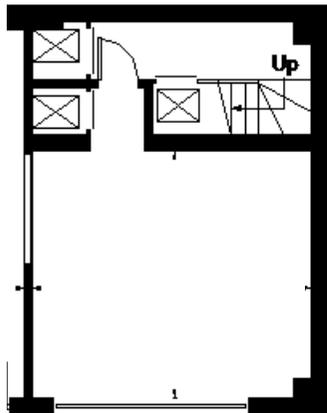




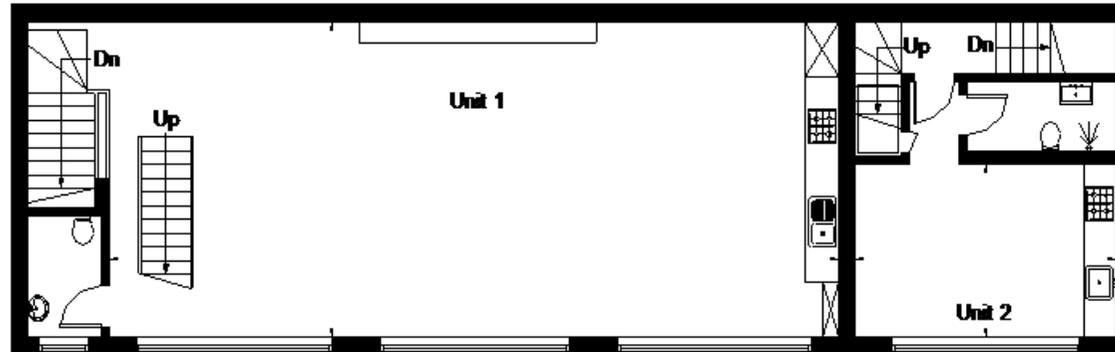
FLOOR PLAN For identification purposes only



Second Floor



Ground Floor



First Floor





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Terms

The property is available to let by way of a new flexible lease for a term to be agreed at a guide rent of £65,000 per annum exclusive.

Legal Fees

Each party to bear their own legal costs incurred.

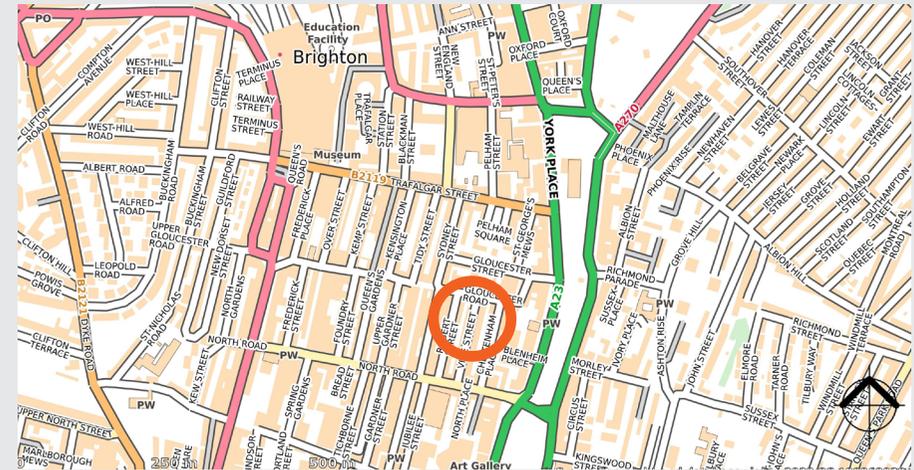
VAT

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

Anti Money Laundering Regulations 2017

In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as confirming the source and availability of funds. Please note that we must obtain and record this information before any transaction can be formalised or contracts exchanged.



Further Information

Please contact the sole agents Flude Property Consultants:

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