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OBSTRUCT**



TO LET

PRIME – CENTRAL BRIGHTON RETAIL
773 SQ FT (71.81 SQ M)
28 New Road, Brighton, East Sussex, BN1 1UG

DESCRIPTION

The premises comprises a single fronted lock-up shop over ground floor and basement. The ground floor is comprised of open plan retail space with a single office to the rear. The basement is accessible from the rear of the ground floor and provides ancillary storage.

LOCATION

The property is located on New Road, a thoroughfare which links Church Street with North Street adjacent to the famous Brighton Pavilion. The unit benefits from heavy footfall and is located near a number of local and national food and beverage operators including Pinocchio, Wahaca and Theatre Royal.

ACCOMMODATION

	SQ FT	SQ M
Ground floor sales	388	36
Basement ancillary	385	35.77
TOTAL	773	71.77

AMENITIES / OPPORTUNITY

- Ground floor Class E Retail Unit
- City center location
- Busy partly pedestrianized street
- Ancillary basement storage with courtyard area

RENT

A new effective full repairing and insuring lease is available at a commencing rent of £25,000 per annum exclusive, subject to rent reviews at the appropriate intervals.

BUSINESS RATES

Effective April 2023 the rateable value for the property is £18,250.

VAT

VAT may be applicable on the terms quoted.

EPC

We understand the property has an EPC rating of C.



VIEWINGS – 01273 876200

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