Carr & Priddle
PROPERTY MATTERS

TO LET
E CLASS RETAIL UNIT
6 LOYAL PARADE, BRIGHTON, BN1 5GG

AGENCY | MANAGEMENT | LEASE ADVISORY | VALUATION | INVESTMENT | ACQUISITIONS

Location

Loyal Parade is situated in the borough of Westdene Brighton. It benefits from quick access onto London Road and the A27 as well as being an approximate 15 minutes drive to both Brighton railway station (3.1 miles) and Churchill square (4.3 miles).

Description

The ground floor lock up shop consists of a reception area, 2 rooms, a rear kitchen/ storage area and W/C.

Lease

New Lease terms to be agreed.

Rent

£11,000 per annum exclusive.

VAT

We are informed that VAT may be chargeable on the rental outgoings.

Legal Costs

Each party are to be responsible for their own legal costs.

Accommodation

The accommodation has the following approximate dimensions and areas:

Ground Floor Sales Area	531 sq ft (49 sq m)
Kitchen/ Storage	61 sq ft (6 sq m)

W/C

All areas are net internal.

Business Rates

Rateable Value: £6,100.

UBR 49.9p (April 2022/23). Small Business Rates Relief may apply.

EPC

Certificate no:

The energy efficiency rating for the property is 0610-0038-7079-5305-4002

A full copy of the EPC can be viewed at: C 67
www.ndepcregister.com

Viewing & further info

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