

# E-CLASS PREMISES

# TO LET



**19A BRIGHTON SQUARE**

**BRIGHTON BN1 1HD**



**GRAVES  
SON &  
PILCHER**

01273 321 123

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## Location

Situated at the entrance of Brighton Square and close to the new Hannington Lane specialist retail development in the heart of Brighton's famous Lanes. The area is renowned for its varied mix of business concerns with both local and national covenant strength occupiers located close by including The Coppa Club, Watches of Switzerland, Hotel Chocolat and Donatello's Restaurant. The area experiences high pedestrian flow at all hours from both tourists and local residents alike.

## Description

A rare opportunity to occupy a recently refurbished E-Class premises in the heart of The Lanes. The property forms part of the wider Brighton Square development and benefits from WC facilities, storage and basement area. The premises would suit a variety of commercial occupiers who want to take advantage of the high footfall location.

Ground Floor	189 ft <sup>2</sup>	17.58 m <sup>2</sup>
Basement	108 ft <sup>2</sup>	10.04 m <sup>2</sup>
Total Floor Area	297 ft <sup>2</sup>	27.62 m <sup>2</sup>

## Terms

A new full repairing and insuring lease for a term to be agreed at a commencing rental of **£14,000 per annum** exclusive, subject to rent reviews at appropriate intervals. Each party is to be responsible for their own legal fees.

**Rateable Value** £8,200

**EPC Rating** Applied for

Viewing by appointment with sole agent **Graves Son & Pilcher LLP**

amenities and services not tested  
measurements are approximate



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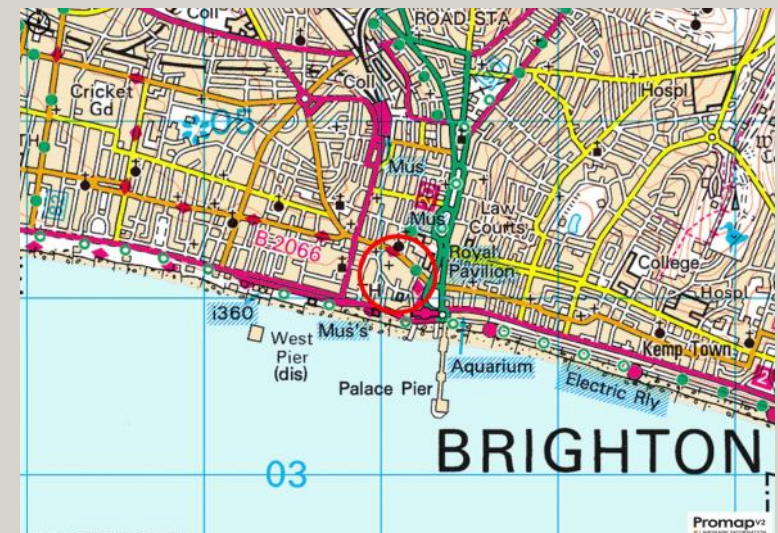
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