

# PRIME RETAIL PROPERTY TO LET



**19 BRIGHTON SQUARE**

**BRIGHTON BN1 1HD**



01273 321 123

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## Location

Situated in the heart of Brighton's famous Lanes and close to the recent Hannington Lane development. Popular with local residents and tourists alike, the square experiences a busy pedestrian flow at all times of the year, both day and night. Close by notable commercial traders include, Donatellos, Coppa Club, Watches of Switzerland, Hotel Chocolat and Oliver Bonas.

## Accommodation

An opportunity to acquire this prominent dual frontage E class premises which would suit a variety of commercial occupiers. The accommodation comprises a well presented ground floor sales area with features including spot lighting, polished concrete floor, and 33' dual glass frontage.

Frontage 33' / 10 m		
Ground Floor	293 ft <sup>2</sup>	27.2 m <sup>2</sup>

## Terms

The premises are held on an effective full repairing and insuring lease (by way of a service charge) for a term of 10 years at a passing rent of **£20,000 per annum**, exclusive. The premises may be elected for VAT and therefore VAT may be payable on the terms quoted. Each party is to be responsible for their own legal costs. Full lease details available on request.

**Rateable Value** to be confirmed

**EPC** applied for

Viewing by appointment with sole letting agent **GRAVES SON & PILCHER LLP**



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services not tested  
all measurements are approximate



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