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**TO LET**

**HIGHLY PROMINENT - RETURN FRONTAGE E-CLASS UNIT  
CENTER OF BRIGHTON – 11,436 SQ FT (1,062.4 SQ M)**

**143 North Street, Brighton, East Sussex, BN1 1RE**





**LOCATION**

The property is located on North Street, one of the main commercial thoroughfares in Central Brighton. Just a short walk from Churchill Square Shopping Centre. The property benefits from high footfall and passing traffic, with good transport links. Nearby occupiers include The Ivy, Size, The Body Shop, Decathlon and a number of other independent retailers.

**DESCRIPTION**

The premises comprises ground floor retail and storage space, with additional storage on the first floor and basement and also benefits from a return frontage on King Place.

**TERMS**

A new full repairing and insuring lease is available at a commencing rental of £215,000 per annum exclusive, subject to rent reviews at the appropriate intervals.

**RATES**

Effective April 2023 the Rateable Value is £144,000.

**VAT**

VAT may be chargeable on the terms quoted.

**LEGAL COSTS**

Each party is to be responsible for their own legal fees.

**EPC**

The premises has an EPC of B49.

**ACCOMMODATION**

	SQ FT	SQ M
Ground Floor Retail	4,519	420
Ground Floor Ancillary	1,435	133
First Floor Ancillary	1,199	111
Basement Ancillary	4,283	398
<b>TOTAL</b>	<b>11,436</b>	<b>1,062</b>

**NEARBY OCCUPIERS**



**VIEWINGS**

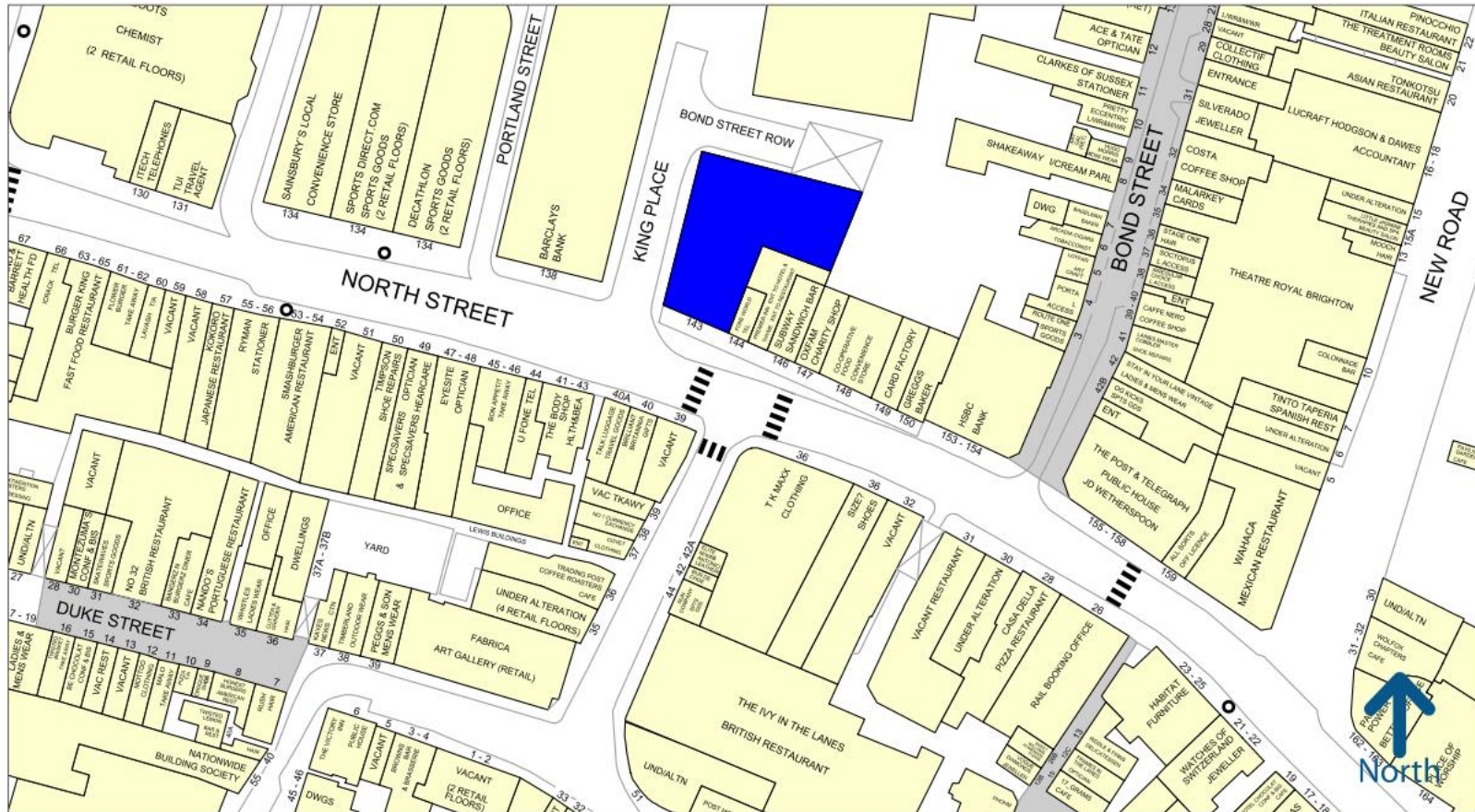
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## VIEWINGS

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