

PRIME RETAIL UNIT TO LET



13B PRINCE ALBERT STREET

BRIGHTON BN1 1HE



**GRAVES
SON &
PILCHER**

01273 321 123

GSP.UK.COM

Location

Situated in the heart of Brighton, close to The Lanes and within walking distance of Brighton seafront. Prince Albert Street receives a high footfall both day and night, and local traders include Pizza Pilgrims, The Ivy, Ivy Asia, Pizza Express and Dr. Martens.

Accommodation

This prominent building would suit a variety of commercial users. The accommodation comprises ground floor sales area with small store and WC facility to the rear.

Ground Floor Retail Area

190 ft²

17.65 m²

Terms

Available on a new full repairing and insuring lease for a term to be agreed at a commencing rental of **£20,000 per annum** exclusive, subject to rent reviews at appropriate intervals. Each party is to be responsible for their own legal fees.

Rateable Value £16,000

EPC D 98

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

services not tested
all measurements are approximate



INCORPORATING
Clifford Dann

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