## PRIME RETAIL BUILDING TO LET



**BRIGHTON, BN1 1AD** 

## Location

Situated in the heart of central Brighton, close to The Lanes and within walking distance of Brighton Seafront. Ship Street receives a high amount of football and is regarded as one of Brighton's busiest thoroughfares. Occupiers close by include The Ivy In The Lanes, Ivy Asia, Pizza Pilgrims, Fred Perry and ASK Italian.

## **Accommodation**

A chance to occupy a full commercial building in the heart of central Brighton that would suit a variety of commercial users. The accommodation comprises of open plan ground floor sales area, first floor office and w/c facility plus second and lower ground floor storage space.

Ground Floor	291 ft <sup>2</sup>	27.1 m <sup>2</sup>
Lower Ground Floor	216 ft <sup>2</sup>	20.1 m <sup>2</sup>
First Floor	201ft <sup>2</sup>	18.7 m <sup>2</sup>
Second Floor	142 ft <sup>2</sup>	13.2 m <sup>2</sup>
Total Accommodation	850 ft <sup>2</sup>	79.1 m <sup>2</sup>

## **Terms**

A new full repairing and insuring lease at a guide rent of £32,500 per annum exclusive, for a term to be agreed subject to rent reviews at appropriate intervals. Each party is to be responsible for their own legal fees.

Rateable Value £25,250 EPC C 66

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

services not tested all measurements are approximate



01273 321123

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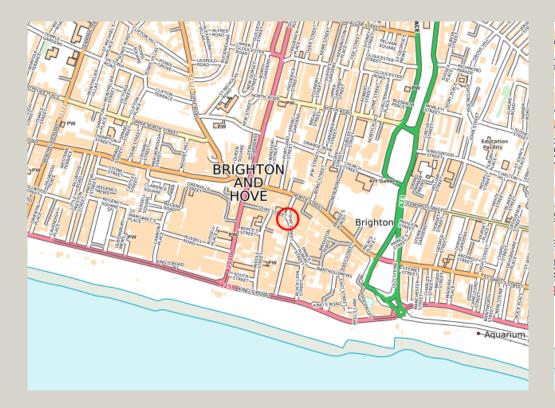


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