

PRIME RETAIL BUILDING TO LET



32 SHIP STREET

BRIGHTON, BN1 1AD



01273 321 123

GSP.UK.COM

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 footfall 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 ²	27.1 m ²
Lower Ground Floor	216 ft ²	20.1 m ²
First Floor	201ft ²	18.7 m ²
Second Floor	142 ft ²	13.2 m ²
Total Accommodation	850 ft²	79.1 m²

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**



01273 321123

www.gsp.uk.com



services not tested
all measurements are approximate

Graves Son & Pilcher for themselves and for the vendor or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property. The mention of services, heating / cooling systems, appliances or other plant / amenities does not imply they are tested or in working order. Prospective occupiers or purchasers should make their own investigations before finalising any agreement to lease or purchase.



