

# PRIME RETAIL UNIT

# TO LET

## WITH SELF CONTAINED 2 BED MAISONNETTE



**48 MARKET STREET**

**BRIGHTON BN1 1HH**



01273 321 123

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## Location

Situated in the heart of Brighton's historic Lanes in Market Street, one of Brighton's busiest commercial thoroughfares. Local traders include Donatello, The Breakfast Club, Gigging Squid, The Pump House Public House and The Druids Head Public House.

## Accommodation

Configured as a ground and lower ground floor commercial shop with self contained 2 bedroom maisonette over. The shop benefits from being configured as open plan with large double frontage, period features, lower ground floor workshop / store with kitchenette and WC.

The residential accommodation is accessed from Brighton Place and consists of first floor kitchen, lounge, WC and bedroom with shower facility. Stairs lead to bedroom 2 and main bathroom on the second floor. There are period features throughout.

<b>Ground &amp; Lower Ground Floor</b>	Shop	282 ft <sup>2</sup>	26.2 m <sup>2</sup>
<b>First &amp; Second Floor</b>	Maisonette	Living room, kitchen, 2 bedrooms, bathroom, separate WC	

## Terms

The premises are **TO LET** on a new full repairing and insuring lease, for a term to be agreed at an introductory commencing rental in the region of **£30,000 per annum**, exclusive, subject to rent reviews at appropriate intervals. VAT may be chargeable on the terms quoted. Each party is to be responsible for their own legal fees.

**Rateable Value** £21,500

**EPC** Shop - applied for    Maisonette - E 51

services not tested  
all measurements are approximate

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



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