

To Let

2 x Parking spaces with additional storage

Rear of 70 Grand Parade

Grand Parade Mews

Brighton

East Sussex

BN2 9RU



Location

Grand Parade Mews commands a central city location, being easily accessed from Edward Street (Kempton) via William Street and is situated in close proximity to Brighton Magistrates' Court, Brighton Police Station and American Express.

The location benefits from good road communications being within close proximity to Grand Parade/Marlborough Place (A23) and the seafront (A259).

Description

The property comprises a two storey building arranged broadly in a square shape under a pitched roof. The ground floor is open-plan and is served by two metal roller shutters, ideal for parking or storage. The first floor is accessed by a modern timber staircase and provides further storage space.

There is lighting on both floors, but no toilet facilities nor any water connection.

Accommodation

We note the following approximate Gross Internal Area (GIA):

Garage	Sq Ft	Sq M
Ground	380	35.33
First	371	34.43
Total	751	69.96

There are also additional parking spaces available by separate license agreements.

Terms

The property is available by way of a new full repairing and insuring lease to be contracted out of the security of tenure provisions of the Landlord & Tenant Act 1954 for a 3 year term.

Rent

Rental offers are invited in the region of £8,000 per annum, exclusive, payable quarterly in advance.

VAT

We are advised VAT is not currently applicable on the rent quoted.

Business Rates

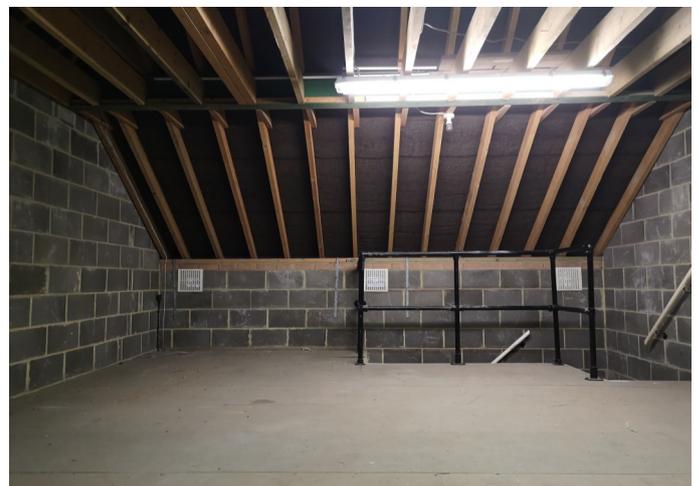
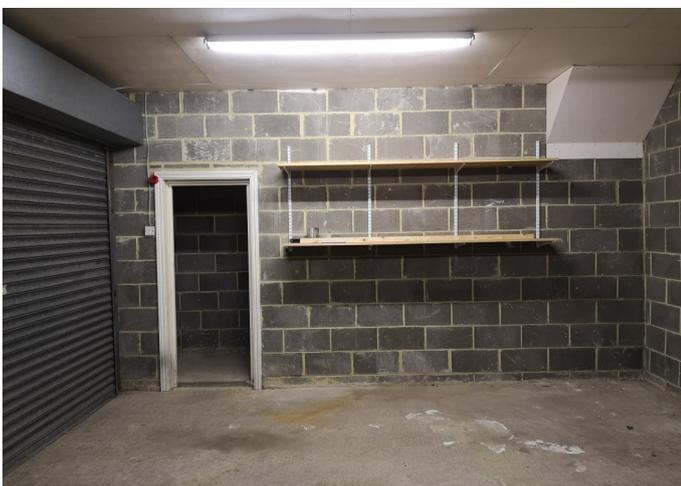
To be assessed upon occupation.

Legal Costs

The ingoing tenant is to pay a contribution towards the Landlord's legal costs.

EPC

We understand an EPC is not required for the building in its current configuration.



For further information or an appointment please contact:

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