

# CLASS E BUILDING

# TO LET



**27 NEW ROAD**

**BRIGHTON BN1 1UG**



**GRAVES  
SON &  
PILCHER**

01273 321 123

GSP.UK.COM



## Location

Situated in the heart of central Brighton in the North Laine area, benefitting from high footfall with numerous amenities close by including bars, shops, hotels, with the Royal Pavilion and Brighton Beach a short walk away.

## Accommodation

A chance to occupy this well-presented premises in a bustling location which would suit a variety of commercial users. The accommodation is configured over lower ground, ground, first & second floors. The shop benefits from configuration as open plan area on ground floor with toilet facilities, the lower ground floor has a staff area and kitchen, single WC & a rear courtyard as well as storage space. The accommodation on first and second floor is mostly carpeted and there are spotlights throughout. The current tenants hold a pavement license for outside seating. The premises is currently in use as a coffee shop.

Ground Floor Sales	333 ft <sup>2</sup>	31 m <sup>2</sup>
Lower Ground Floor	319 ft <sup>2</sup>	29 m <sup>2</sup>
1st Floor	280 ft <sup>2</sup>	26 m <sup>2</sup>
2nd Floor	211 ft <sup>2</sup>	19 m <sup>2</sup>
Shop frontage	13.37 ft	4.07 m
<b>Total Accommodation</b>	<b>1143 ft<sup>2</sup></b>	<b>105 m<sup>2</sup></b>

## Terms

The premises are held on a full repairing and insuring lease for a term of 10 years from July 2023 at a current passing rent of **£37,000** per annum exclusive with a tenant break at year 5, 6 month rent deposit & personal guarantee. Each party is to be responsible for their own legal fees.

**EPC** 62 C

**Rateable Value** To be confirmed

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



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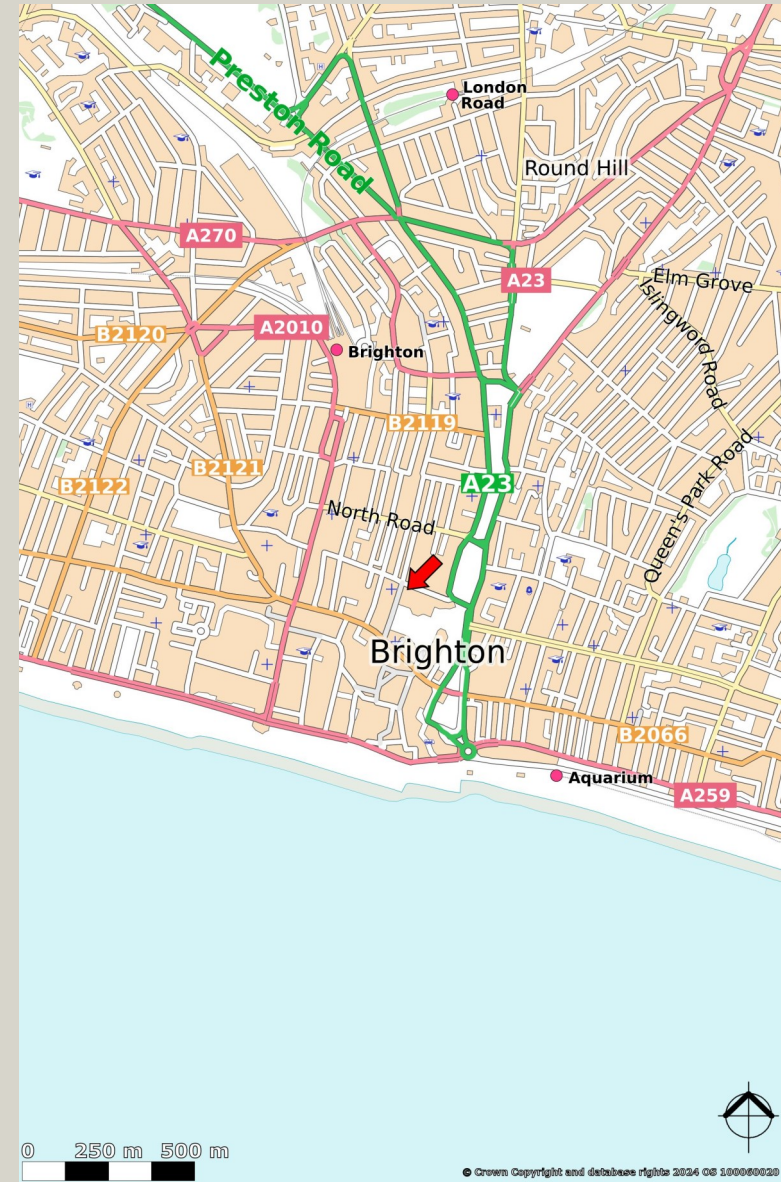
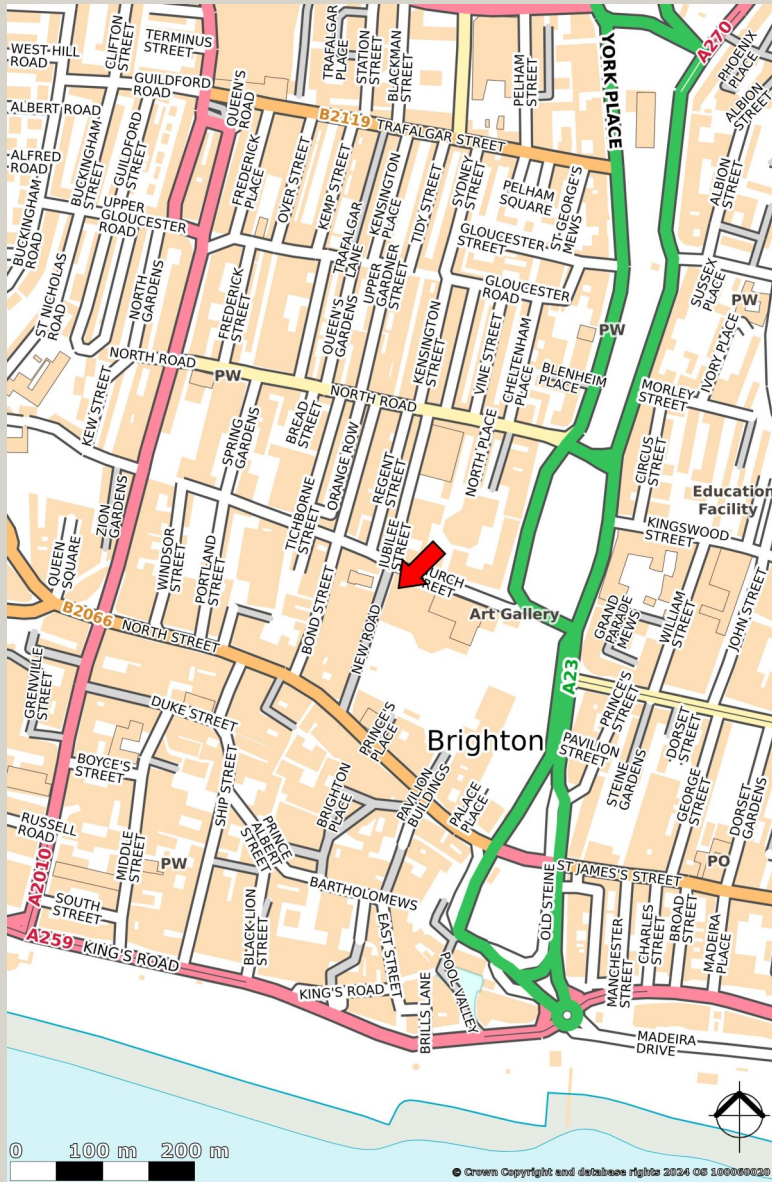


services not tested  
all measurements are approximate

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