



230 Freshfield Road, Brighton BN2 9YD



TO LET

■ RETAIL

Ground and lower ground floors
Total size 122.72 sq m (1,321 sq ft)

■ KEY FEATURES

- Suitable or other consents STP
- Densely populated residential area
- Undergoing refurbishment
- Shell / fit out condition / layout negotiable
- Kitchen area in basement
- Outside seating area
- Free on-street parking
- GF & LGF with lightwell



Location

The premises are close to Brighton Racecourse, Brighton General Hospital, St Luke's Primary School and Queen's Park. The area is predominantly a residential neighbourhood.

Accommodation

The property is currently undergoing a major refurbishment throughout and will comprise a ground and lower ground floor commercial unit fronting Freshfield Road. Internally, the property is in a shell finish with plastered and painted walls and has the benefit of an external walled forecourt, which could be used as a seating area. The property will have two access doors. The exact finish of the unit can be discussed with an ingoing tenant.

We are advised that the accommodation will have the following floor areas:

Lower ground	65.20 sq m	(535 sq ft)
Ground	49.71 sq m	(701 sq ft)
Kitchen area	7.95 sq m	(85 sq ft)

Planning

We understand that the premises benefit from A3 use within the Use Classes Order 1987 (as amended).

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed and at a rent of £17,500 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

NB You should be aware of the Code for Leasing Business Premises in England and Wales 2007. Details can be found at www.leasebusinesspremisses.co.uk.

EPC

TBC

Business Rates

Rateable value (2017 list):	TBC
UBR for year ending 31.03.20:	49.1p in the £
Rates payable 2019/2020:	TBC

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Legal Fees

Each party to bear their own legal costs incurred.

Viewings

Strictly by appointment through the joint agents Flude Commercial incorporating Garner Wood.

Please contact: **Will Thomas** Or Oakley

Telephone: **01273 727070** on **01273 645773**

Email: w.thomas@flude.com



Flude Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

