



TO LET

PRIME RETAIL UNIT ADJACENT TO ENGLISH SEAFOOD RESTAURANT WITH PRIOR APPROVAL TO A3 – 2,231 SQ FT (207.30 SQ M)

31A-32 East Street, Brighton, East Sussex, BN1 1HL

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Rent | £135,000 PAX Plus VAT -

DESCRIPTION

The property comprises an attractive ground floor retail/restaurant unit with an imposing frontage on to East Street as well as access off East Street Arcade and Market Street.

LOCATION

The property is located in Brighton's prestigious fashion and restaurant quarter within the Lanes. Retailers include Gap Kids, Sandro, Maje, Bobby Brown, Jo Malone, Mac, Jack Wills, Cos, Boss and Kurt Geiger. Restaurants include English's of Brighton and Patisserie Valerie

ACCOMMODATION (NIA)

	SQ FT	SQ M
Ground floor	1,704	158.36
Basement	527	48.96
TOTAL	2,231	207.30

RENT

£135,000 PAX

LEASE TERMS

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

RATES

To be reassessed

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

E-107

PLANNING

Under Planning Application BH2017/03354, the property was granted prior approval for A3 Planning consent.



VIEWINGS – 01273 876200

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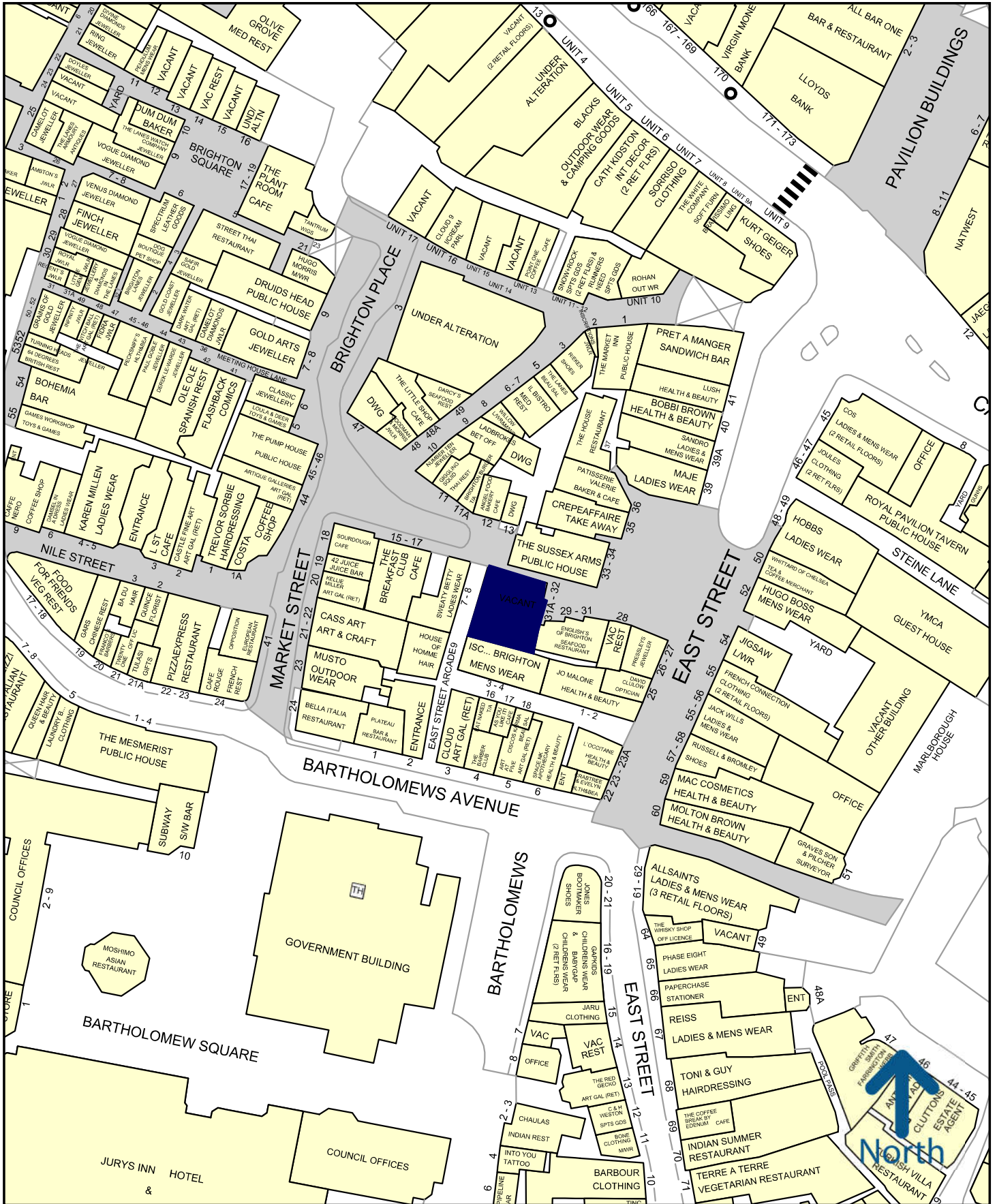


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Experian Goad Plan Created: 19/06/2018
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