



**Prominent retail unit with ancillary offices above
Available separately or combined**

**11 St Georges Place
Brighton, BN1 4GB**

Class E Retail / Leisure

TO LET

**2,250 sq ft
(209.03 sq m)**

- Located in a central position opposite St Peter's Church
- Close proximity to the North Laine and Brighton Train Station
- New Lease Terms Available
- Class E, would suit a variety of commercial uses subject to necessary consents
- Available as a whole or upper floors separately

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Summary

Available Size	2,250 sq ft
Rent	£35,000 per annum exclusive
Rateable Value	£28,500
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises a self contained Class E premises arranged over the ground floor & lower ground floor and three upper floors, offering a versatile configuration suitable for a wide range of commercial occupiers.

The ground floor benefits from a prominent glazed frontage and is well suited to retailers or other Class E occupiers requiring visibility (subject to any necessary consents).

At lower ground floor, there is an ancillary storage area, a kitchen, and staff WC facilities.

Above, the first, second, and third floors are arranged as a series of cellular rooms with supporting facilities, making them well suited to office, consulting, or studio use.

The property is available to let as a whole, but its layout also allows the two commercial elements to be separated and let independently

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground Floor - Retail	780	72.46
Basement - Store	310	28.80
First Floor - Office	428	39.76
Second Floor - Office	417	38.74
Third Floor - Office	315	29.26
Total	2,250	209.02

Location

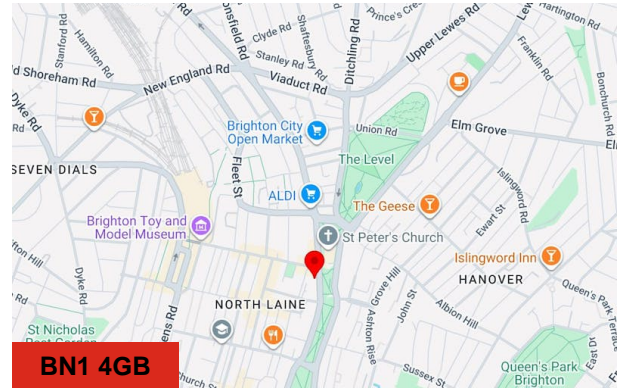
The property is situated on the western side of St Georges Place, just south of the junction intersecting Trafalgar Street. The property is close to St Peters Church and the north Laine area. The various city Centre amenities are all easily accessible.

Nearby occupiers include Moksha, L'Atelier, Dominos & Carlito Burrito in addition to various local and national occupiers.

Terms

The whole premises are available on a new FRI Lease for a term to be agreed. The quoting rent is £35,000 per annum exclusive.

Alternatively, offer will be considered for the ground floor or upper floors separately.



Viewing & Further Information



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