

St George's Studio, 106 St George's Road, Brighton East Sussex BN2 1EA
Newly refurbished versatile A1 / A2 (office) / A3 unit (969 sq ft)
To Let / May Sell



CGI image showing proposed shop front

Key Features

- Attractive open and versatile space split over various levels
- Newly refurbished A1 (retail), A2 (office) & A3 (restaurant or cafe)
- Situated in the popular St Georges Road area of Kemp Town
- Small forecourt to the rear potentially suitable for one small vehicle
- Suitable for retail, cafe and financial or professional office use
- Good natural light and independent entrances to both floors
- Front and rear access

Location

The property is located in the popular Kemp Town area of Brighton and is situated within the principle commercial area of St George Road.

The immediate vicinity is characterised by mainly residential, retail, café and restaurant uses. The Royal Sussex County Hospital and Brighton College are located close by to the north.

Nearby occupiers include, Boots Pharmacy, Co-op Food, WH Smith, Age UK, Lloyds Bank and numerous independent retailers.



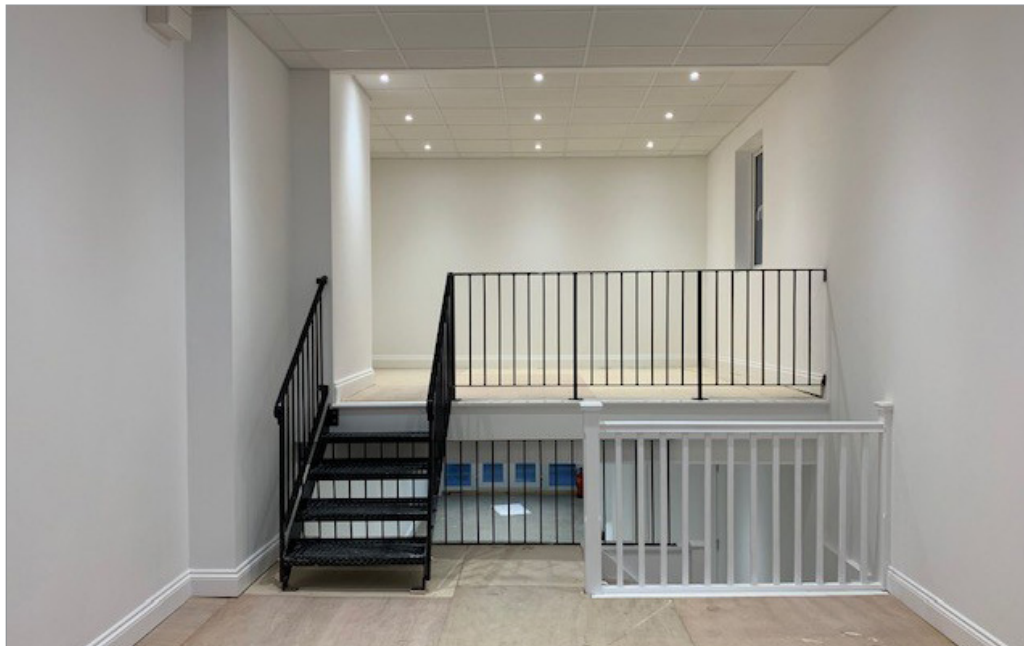
Accommodation

The property comprises an end of terrace period building. The ground floor comprises an open plan multi level sales area. The lower ground floor comprises open plan 2 level accommodation incorporating WC and kitchen area. The 2 floors interlink internally via a staircase. The lower ground floor has the benefit of its own self contained access from the rear.

We have measured the existing accommodation to have the following approximate Net internal floor areas:

Floor	Sq m	Sq ft
Ground main area	21.9	235
Ground raised area	14.1	151
Lower ground	54.2	583
Total	90.2	969







■ Planning

The premises has been used for many years as a bakery / cafe and should therefore benefit from an established A1, A3 and A5 use within the Use Classes Order 1987 (as amended), allowing the property to be also used for A2 office purposes.

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 unit is available to let by way of a new effective full repairing and insuring lease for a term to be agreed and at a rental of £22,000 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

Consideration will be given to selling the freehold interest of the property with offers invited in the region of £360,000. The freehold interest includes the upper parts which comprise a 3 bedroom maisonette with lounge/diner, kitchen and bathroom. The flat is sold on a long lease for a term expiring 24 March 2132. The current passing rent is £100 per annum. This doubles in March 2032 and will continue to double thereafter every 25 years.

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

■ Business Rates

Rateable value (2017 list):	£7,400.00
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UBR for year ending 31.03.19:	49.3p in the £
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Rates payable 2018/2019:	£3,648.20
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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.

■ EPC

To be assessed.

■ Legal Fees

Each party to bear their own legal costs incurred.

■ VAT

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

■ Viewings and Further Information

Strictly by appointment through the sole agents Flude Commercial:

Please contact:

Will Thomas / Andrew Halfacree

Email: w.thomas@flude.com / a.halfacree@flude.com

Telephone: **01273 727070**



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.



boundaries shown are for identification purposes only