

15 Ship Street, Brighton BN1 1AD



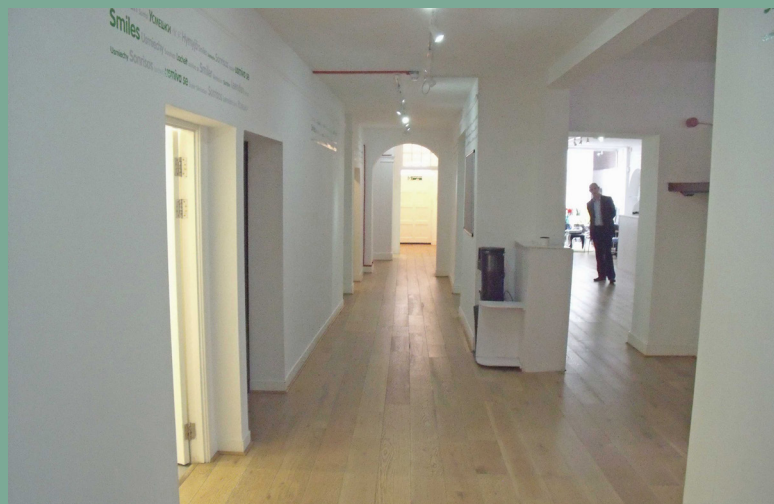
TO LET

■ LARGE D1 UNIT IN THE LANES

Potentially Suitable for various uses
(S.T.P with landlord consent)
Total 393.47 sq m (4,235 sq ft)

■ KEY FEATURES

- Available by assignment of existing lease
- Currently has D1 (dental surgery consent)
- Possibility to splitting the unit
- Close to seafront & Churchill Square
- Located in city centre close to local amenities
- Potential for other D1 uses subject to consent
- Passing rent £51,500 per annum



Location

The property is located within the historic Lanes district, an established and popular mixed use location in the heart of the city characterised by predominantly retail, leisure, residential and office use. Brighton Station is located within a 15 minute walk, whilst Churchill Square Shopping Centre is within easy walking distance. Ship Street connects with the A259 Kings Road on the seafront approximately 150m to the south.

Accommodation

The property forms part of a three storey end of terrace Grade II listed building with the subject accommodation forming the ground and lower ground floors. The vacant property is currently fitted out as a ground floor dental practice to include laboratories, a sitting room, WC accommodation and office space, along with storage in the basement.

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

Floor	Sq m	Sq ft
Ground	267.03	2,874
Lower Ground	126.44	1,361
Total	393.47	4,235

Planning

The property currently has planning consent for use as a dental surgery with ancillary training, office and laboratory facilities. Such use is classified under Use Classes D1 of the Use Classes Order 1987 (as amended). It is considered that the premises would also suit a variety of other uses (subject to planning)

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 by way of an assignment of the existing full repairing and insuring lease due to expire on 8 October 2021. We are informed that the passing rent is £51,500 per annum exclusive of rates, building insurance, service charge, heating, lighting etc and is subject to 4 yearly rent reviews with the next review due on 9 October 2017. A copy of the lease can be made available upon request.

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.

EPC

We understand that this property is Grade II listed and is therefore exempt from the provision of an EPC

Business Rates

Rateable value (2010 list):	£38,500
UBR for year ending 31.03.17:	49.7p in the £
Rates payable 2016/2017:	£19,134

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.

Legal Fees

Each party to bear their own legal costs incurred.

Viewings

Strictly by appointment through the agents at Flude Commercial.

Please contact: **Will Thomas**

Telephone: **01273 727070**

Email: **w.thomass@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.

Location Maps



Boundaries shown are for identification purposes only