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**TO LET**

**CENTRAL BRIGHTON RETAIL / E CLASS PREMISES  
PROMINENT POSITION – 1,478 SQ FT (137.30 SQ M)**

**19-20 Dukes Lane, Brighton, East Sussex, BN1 1BG**

**LOCATION**

The property is located in the heart of the iconic Brighton Lanes and forms part of Dukes Lane, an attractive retail and restaurant thoroughfare comprising 21 units and connecting Dukes Street and Ship Street.

The premises is adjacent to Toast and occupies a prominent position on the lane. Brighton Station is located within 15 minutes walking distance, with Churchill Square Shopping Centre also nearby.

**DESCRIPTION**

The property comprises a large open ground floor trading area, with changing rooms, leading to rear stock area, kitchenette and WC facilities.

**RENT**

A new effective full repairing and insuring lease is available at a commencing rent of £55,000 per annum exclusive and subject to rent reviews at the appropriate intervals.

**RATES**

Effective April 2026 the Rateable Value of the premises is £52,250.

**SERVICE CHARGE**

We understand the current service charge for the premises is £11,854.61 per annum exclusive.

**VAT**

The property is elected for VAT therefore, VAT is chargeable on the terms quoted.

**LEGAL COSTS**

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

**FLOOR AREAS**

	SQ FT	SQ M
Ground floor sales area	1,478	137.30



**VIEWINGS – 01273 876200**

Alex Denning

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SHW Property

Richard Pyne

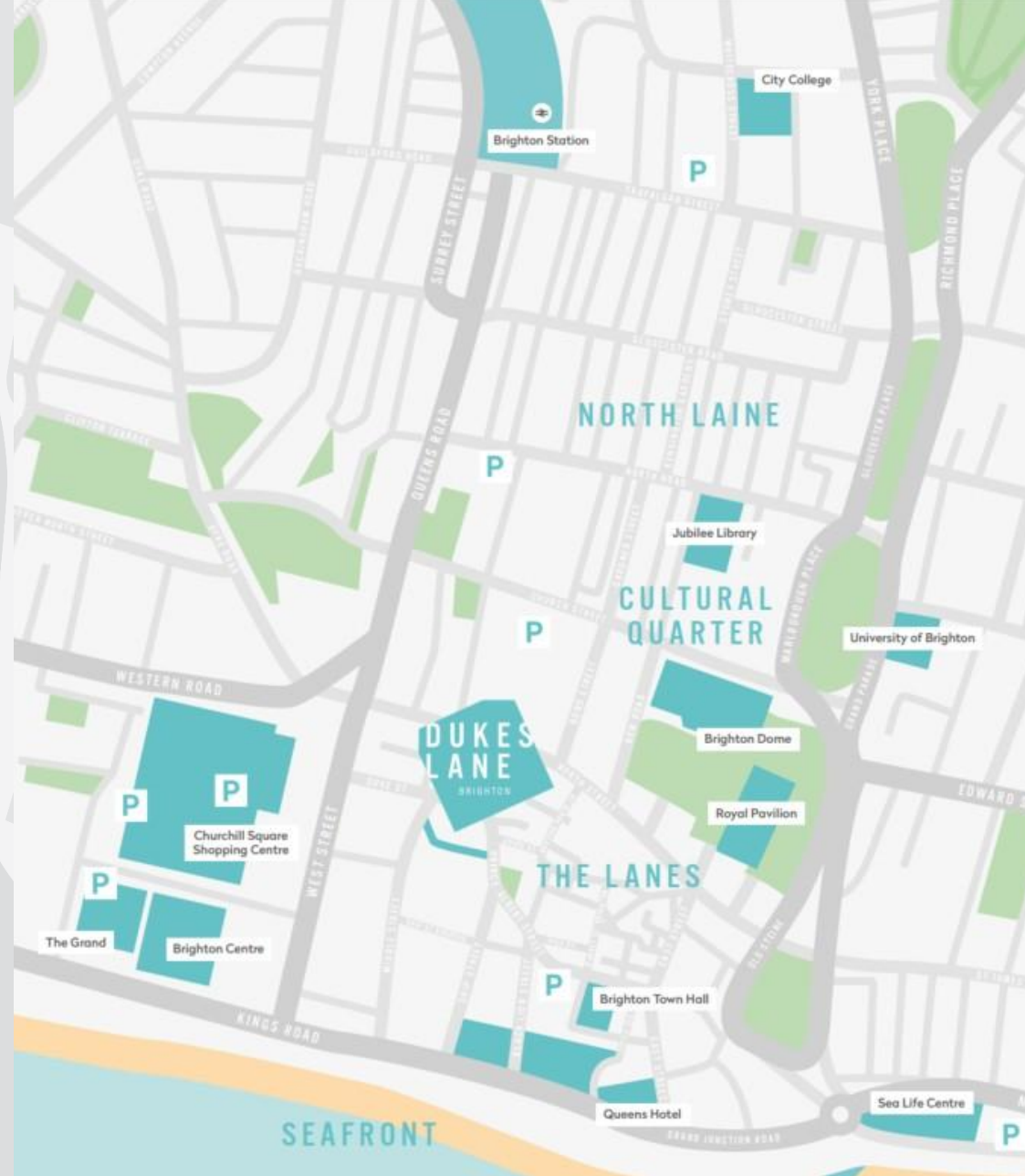
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