



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

A1 / A3 retail unit in the heart of the lanes.

Total size: 225 sq m (2,426 sq ft) TO LET





Key Features

- Attractive corner building in the Lanes
- Ready for immediate occupation
- A1 & A3 planning consent
- Rent £122,300 per annum exclusive

Location

The property is located in the heart of the city centre in the prestigious shopping area of East Street within the historic Lanes and just a couple of minutes' walk from the seafront. Churchill Square shopping centre and Brighton Station are within easy walking distance. Near by occupiers include English's Seafood restaurant, Brighton Burger, Giggling Squid, The Breakfast Club and The Sussex Arms.

Accommodation

The property comprises a superb ground floor retail / restaurant area with access off East Street Arcade and Market Street.

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

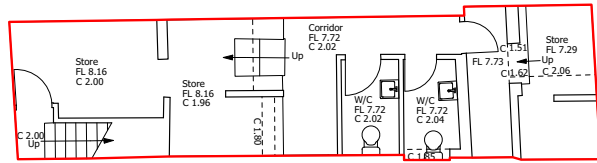
Lower ground floor	63.17 sq m	(680 sq ft)
Ground floor	162.22 sq m	(1,746 sq ft)
Total	225.39 sq m	(2,426 sq ft)



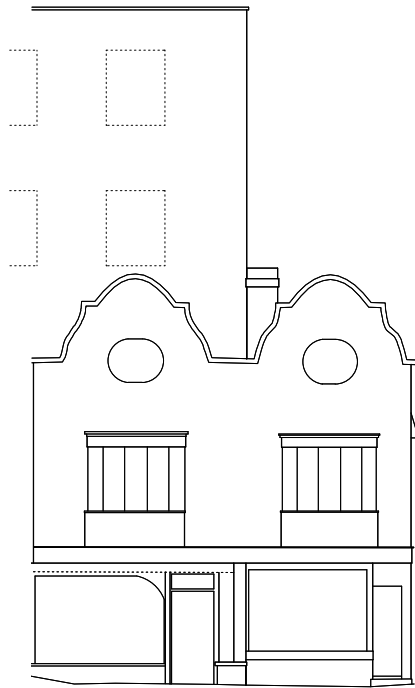




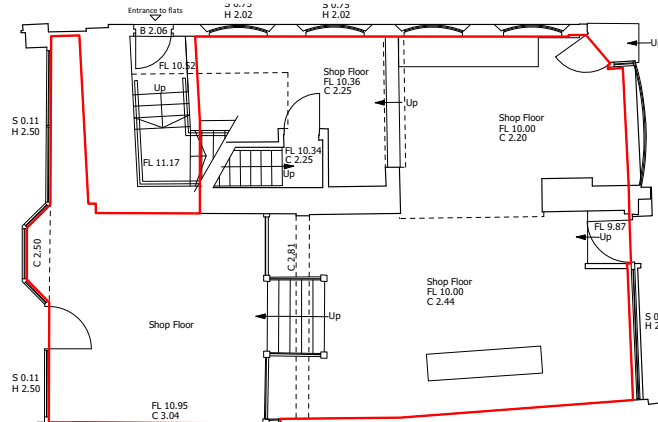
Floor Plan



1 Existing Basement
Scale: 1:100



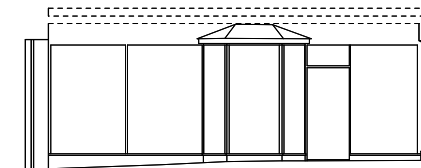
3 Existing East Elevation
Scale: 1:100



2 Existing Ground Floor
Scale: 1:100



4 Existing North Elevation
Scale: 1:100



5 Existing West Elevation (within arcade)
Scale: 1:100

Total floor area of Basement and Ground Floor: 133sqm



■ Planning

We understand that the premises benefit from A1 / A3 use within the Use Classes Order 1987 (as amended).

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 will be available by way of a new effective full repairing and insuring lease for a term to be agreed £122,300 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

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

■ EPC

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■ Business Rates

Rateable value (2017 list):	TBC
UBR for year ending 31.03.19:	49.3p in the £
Rates payable 2018/2019:	TBC

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.

■ VAT

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

■ Viewings and Further Information

Strictly by appointment through the agents Flude Commercial:

Please contact:

Will Thomas

Email: w.thomas@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.

