

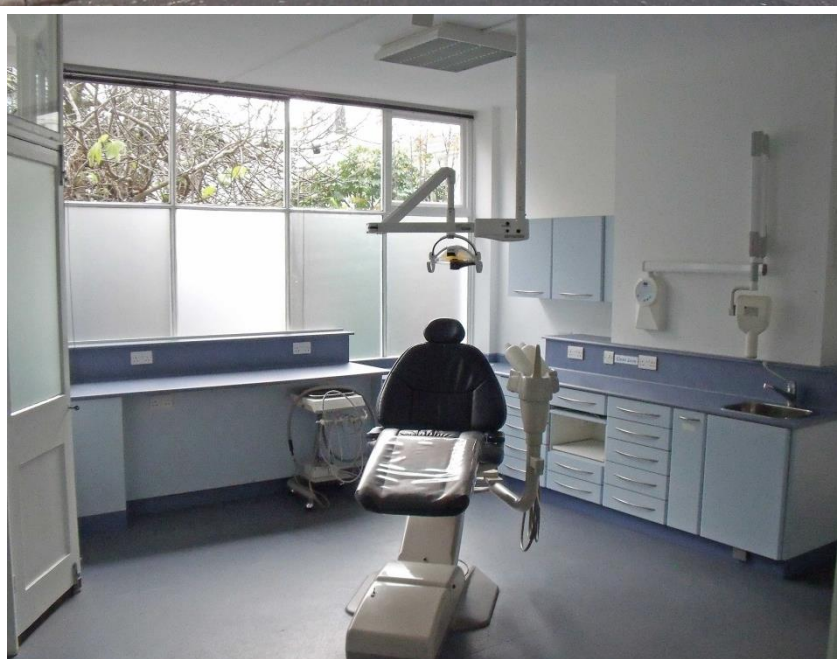
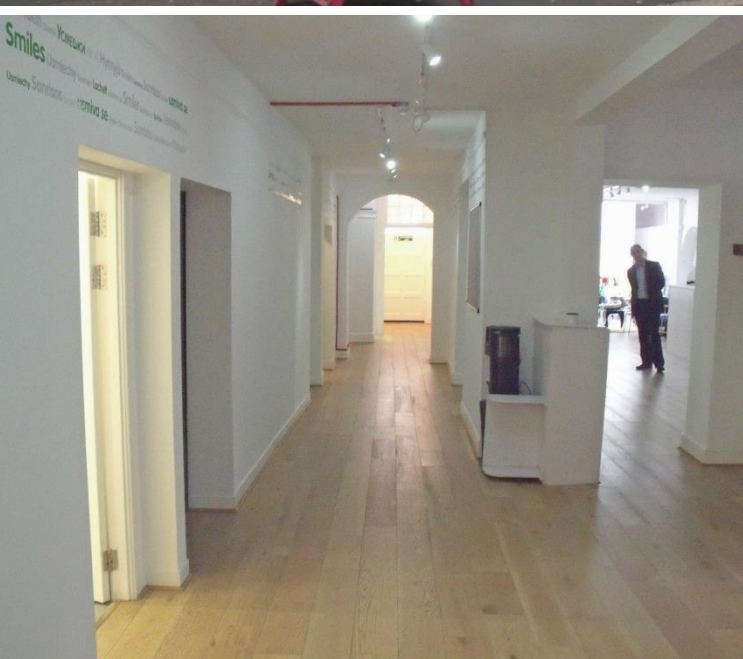
15 Ship Street
Brighton
BN1 1AD



01273 727070
www.flude.com

TO LET

Well Presented D1 Dental Surgery in City Centre
Total 393.47 sq m (4,235 sq ft)



KEY FEATURES

- Located in city centre close to local amenities
- Close to seafront & Churchill Square
- Within walking distance of Brighton Station
- Easy access to A259
- D1 dental surgery planning consent
- Potential for other D1 uses subject to consent
- Available by assignment of existing lease
- 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.

Description

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 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 facilities in the basement.

Accommodation

We have measured the 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

Energy Performance Certificate (EPC) rating: We understand that this property is Grade II listed and is therefore exempt from the provision of an EPC

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.leasingbusinesspremises.co.uk.

Town Planning

The property 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 be suitable for the prevailing or alternative D1 use or for other uses such as B1 offices, subject to obtaining the necessary consents.

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.

VAT

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

Business Rates

Rateable value (2010 list):	£ 38,500
UBR for year ending 31.03.15:	48.2p in the £
Rates payable 2014/2015:	£ 18,557

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 sole agents Flude Commercial. Please contact:

Ed Deslandes or James Ormiston | Tel: **01273 727070** | Email: **brighton@flude.com**

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Boundaries shown are for identification purposes only

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