



SHW
TO LET
01273 876200

TO LET

SHW

RETAIL – 954 SQ FT (88.63 SQ M)
10 Bartholomew Square, Brighton, BN1 1JS

**MAKING
PROPERTY
WORK**

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Rent | £35,000 PAX Plus VAT -

LOCATION

Bartholomew Square is within Brighton's Lanes. A few minutes' walk from the seafront, the Square is occupied by Brighton and Hove City Council offices, the Town Hall, Jury's Inn Hotel and Moshimo sushi restaurant. The surrounding area is particularly vibrant with an eclectic mix of shops, restaurants, bars and independent businesses. Other nearby operators include Café Rouge, Bella Italia, The Mesmerist bar as well as a number of fashion retailers within East Street Arcade.

DESCRIPTION

The premises comprise of a ground floor shop with access out onto a public courtyard-style area with seating.

A1 use with potential for A2/A3 STP

Additional benefits include:

- a license to serve late night non-alcoholic refreshments from 23.00 - 04.00 (23.00 - 01.00 on Sundays) - see license number 1445/3/2013/05048LAPRET
- Rear access with external store.

ACCOMMODATION

	M	FT
Internal Width (max)	12.69	41'7"
Shop Depth (max)	7.83	15'8"
	SQ M	SQ FT
Retail Area	88.69	954

RENT

£35,000 PAX

LEASE

An assignment of the existing lease, due to expire June 2022.

RATES

We have been verbally informed by the local authority that the premises have a rateable value of £29,500

VAT

VAT may be charged on the quoting terms.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

The property has an EPC rating of C.



VIEWINGS – 01273 876200

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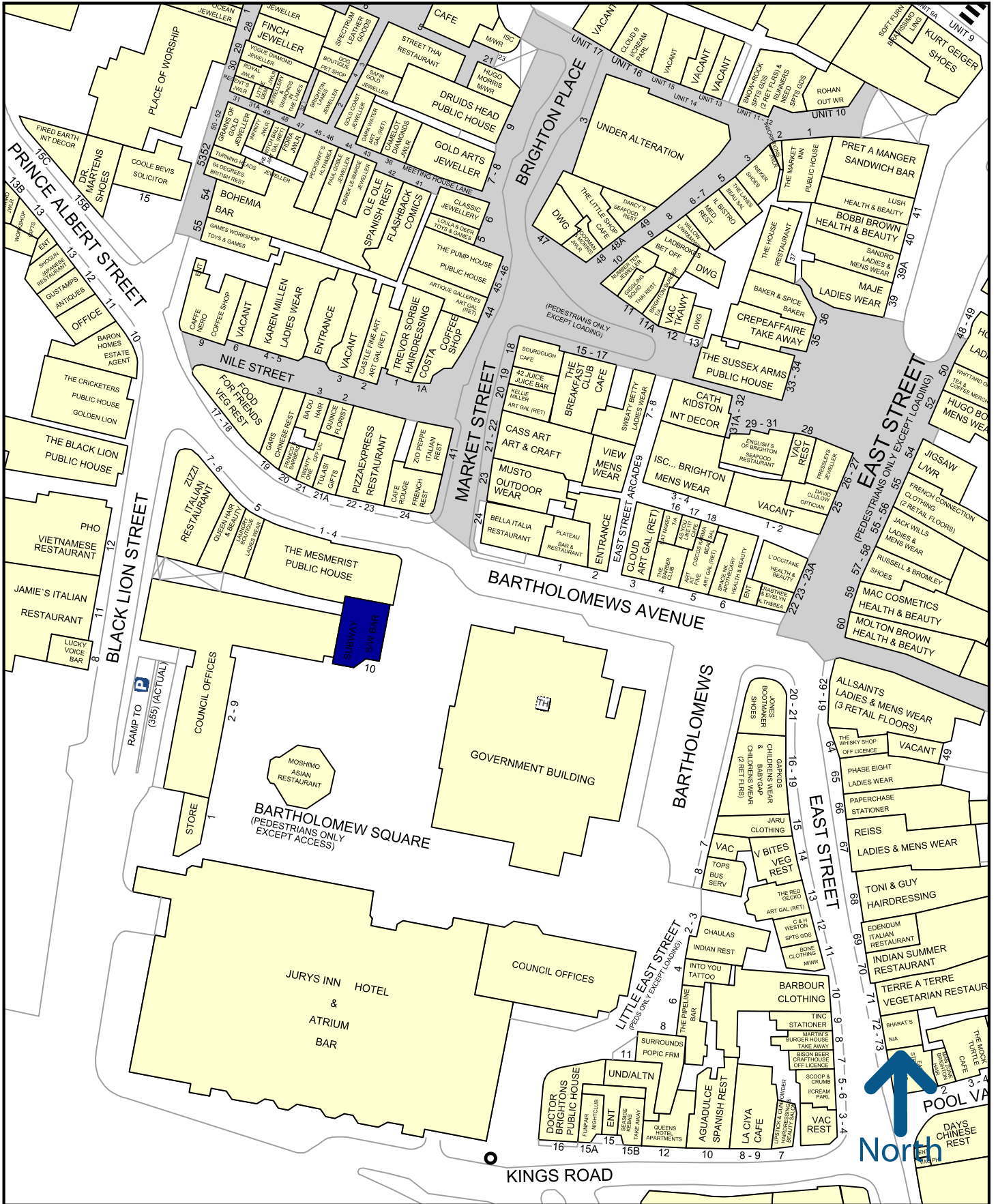


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50 metres

Experian Goad Plan Created: 11/01/2018
Created By: Stiles Harold Williams

