

8,227 sq. ft (764 sq. m)

SUBSTANTIAL RETAIL UNIT



TO LET



46 - 47 London Road, Brighton, BN1 4JD

- Rarely available large unit
- 40 ft frontage
- Rear access and loading bay
- Close to many multiples

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LOCATION:

London Road is one of the principal retail thoroughfares in Brighton forming part of the A23. London Road has undergone significant investment and regeneration in recent times and benefits from significant pedestrian footfall. Multiples close by include British Heart Foundation, Coral, The Gym and Superdrug.

A location plan and [street view](#) can be viewed online through Google Maps by typing in the following postcode: BN1 AJD.

DESCRIPTION:

The property comprises a 3-story terraced retail unit arranged to provide ground floor and first floor retail sales with storage accommodation on the lower ground floor. In addition, there is a rear loading bay with large roller shutter entrance door with access from Providence Place. The 2 retail floors are predominantly open plan with accommodation and WCs to the rear.

ACCOMMODATION:

The accommodation briefly comprises:

	SQ. FT	SQ. M
<i>Ground floor retail area</i>	<i>3,275</i>	<i>304.25</i>
<i>Loading area</i>	<i>555</i>	<i>51.56</i>
<i>First floor retail area</i>	<i>3,011</i>	<i>279.72</i>
<i>Ancillary area (kitchen/office)</i>	<i>199</i>	<i>18.49</i>
<i>Lower ground floor storage</i>	<i>1,187</i>	<i>110.27</i>
Total Accommodation	8,227	764

GROUND FLOOR ITZA: 1438 sq. ft

LEASE

The property is to let on a new lease for a term to be agreed.

GUIDE RENT

Offers are invited in the region of £80,000 per annum exclusive.

BUSINESS RATES

The current Rateable Value provided by the Valuation Office Agency www.voa.gov.uk is £56,000. The Uniform Business Rate for the current financial year (2018/2019) is 48p in the £ making the Rates Payable £27,608.

VIEWING ARRANGEMENTS

Strictly by appointment through sole letting agent, Oakley Commercial.

CONTACT

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