

# ATTRACTIVE SHOP UNIT & UPPER PARTS TO LET

11 Duke Street, Brighton, East Sussex, BN1 1AH

**LOCATION:**

The subject property is situated in a highly desirable spot in the pedestrianized Duke Street which links The Lanes to Churchill Square Shopping Centre. Nearby occupiers include Ben's Cookies, Honest Burgers, Heals and Peggs and Son.

**DESCRIPTION:**

Attractive well-presented 4 storey building arranged with ground floor sales area.

**ACCOMMODATION:**

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Ground Floor	397 sq ft	36.88 sq m
1 <sup>st</sup> Floor Sales	362 sq ft	33.63 sq m
2 <sup>nd</sup> Floor Sales	354 sq ft	32.89 sq m
Basement	355 sq ft	32.98 sq m
WC		

**LEASE:**

Available by way of a new full repairing and insuring lease for a term of 10 years with provision for a rent review on the 5<sup>th</sup> year.

**RENT:**

£50,000 per annum exclusive of rates, VAT and all other outgoings.

**RATES:**

**Rateable Value:** £39,750 UBR 49.1p (April 2019/2020).



**ENERGY PERFORMANCE CERTIFICATE:**

**Certificate Reference Number:** 0840-0938-5659-5494-0002

The energy efficiency rating for this property is D 89

A full copy of the EPC can be viewed at:

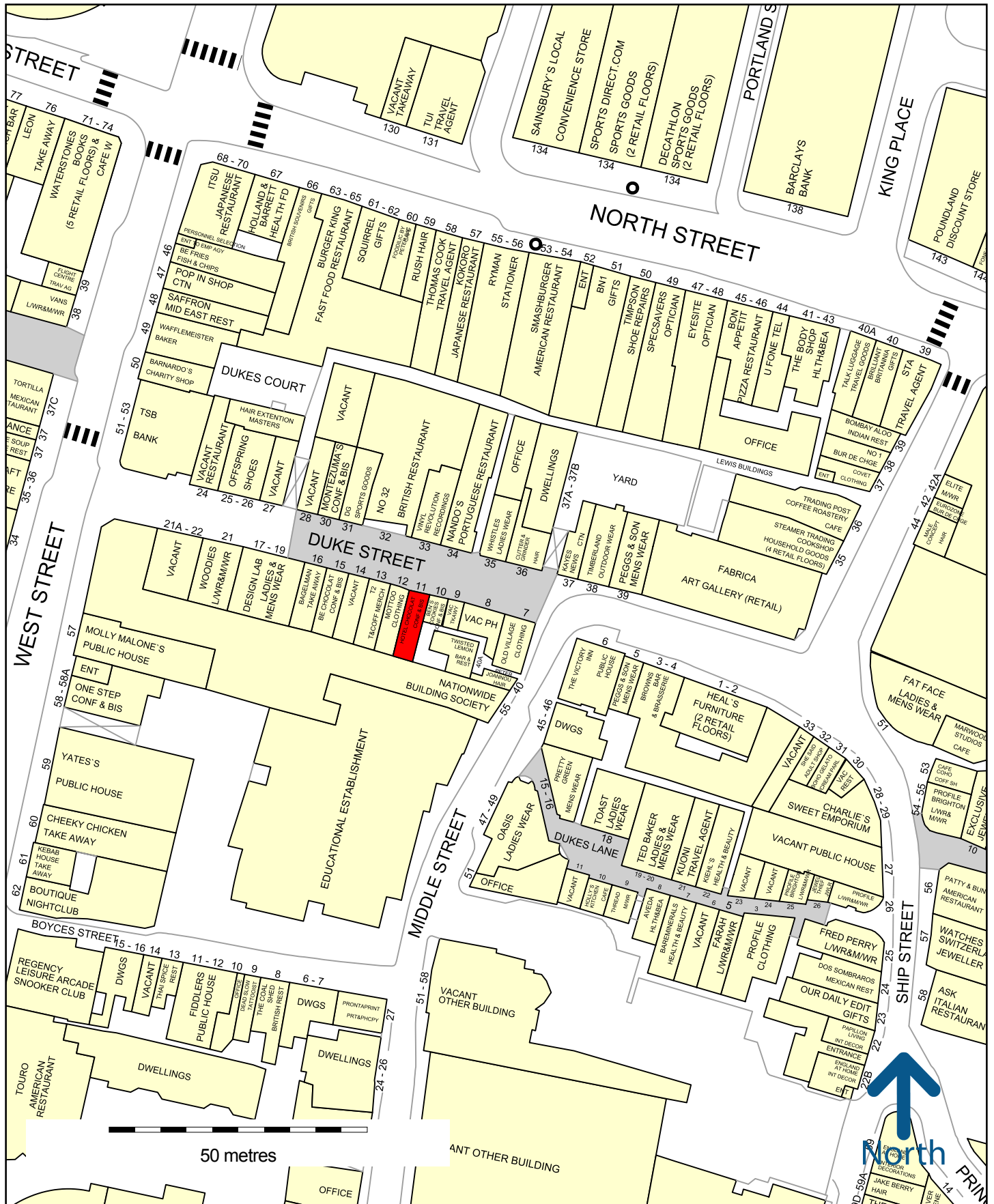
[www.ndepcregister.com](http://www.ndepcregister.com)

**LEGAL COSTS:**

Each side will be responsible for their own legal costs in respect of the transaction.

**VIEWING:**

By prior appointment through sole agents Carr and Priddle on **01273 208010**.



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Ordnance Survey 100019885

Experian Goad Plan Created: 27/06/2019  
Created By: Carr And Priddle

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