

Cradick
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BRIGHTON

35 EAST STREET BN1 1HL

Incentives Available

**Due to Relocation
A1/A3 Opportunity - To Let
Prime Location with Outside Seating**

LOCATION

The property occupies a prime trading position on the pedestrianised section of East Street and the historic Brighton Lanes, situated adjacent to **Patisserie Valerie** and the Hanningtons redevelopment which will include retail units, restaurants, cafés, offices and apartments.

East Street accommodates various luxury and aspirational fashion retailers such as **AllSaints, French Connection, Hobbs, Jack Wills** and **Jigsaw**, whilst other occupiers of note within the immediate vicinity include **Lush, Jo Malone, Pret a Manger, Molton Brown** and **MAC Cosmetics** – see attached Goad plan.

DESCRIPTION

The premises form part of a Grade II listed building arranged over ground and lower ground floors, with the benefit of outside seating to the front held on a separate licence from Brighton and Hove City Council - further details available upon request.

| | | |
|------------------------------|------------|-----------|
| Ground Floor Trading | 85.10 sq m | 916 sq ft |
| Lower Ground Floor Ancillary | 24.06 sq m | 259 sq ft |

Additional first and second floor accommodation may also be made available – further details on request.

TERMS

The property is available by way of an assignment of the existing effectively fully repairing and insuring sub-lease expiring 21st June 2021, at the current rent passing of **£80,000 pa** with no further review.

The sub-lease is contracted within the security of tenure provisions of the Landlord & Tenant Act 1954 and **incentives are available – further details on request.**

RATES

Current Rateable Value £89,500

Rate in the £ (2018/19) 49.3p

Prospective occupiers should make their own enquiries to verify this information.

ENERGY PERFORMANCE CERTIFICATE

The property is rated within band C. A copy of the EPC is available upon request.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in this transaction.

CONTACT

For further information or to arrange an inspection of the property please contact joint sole agents:-

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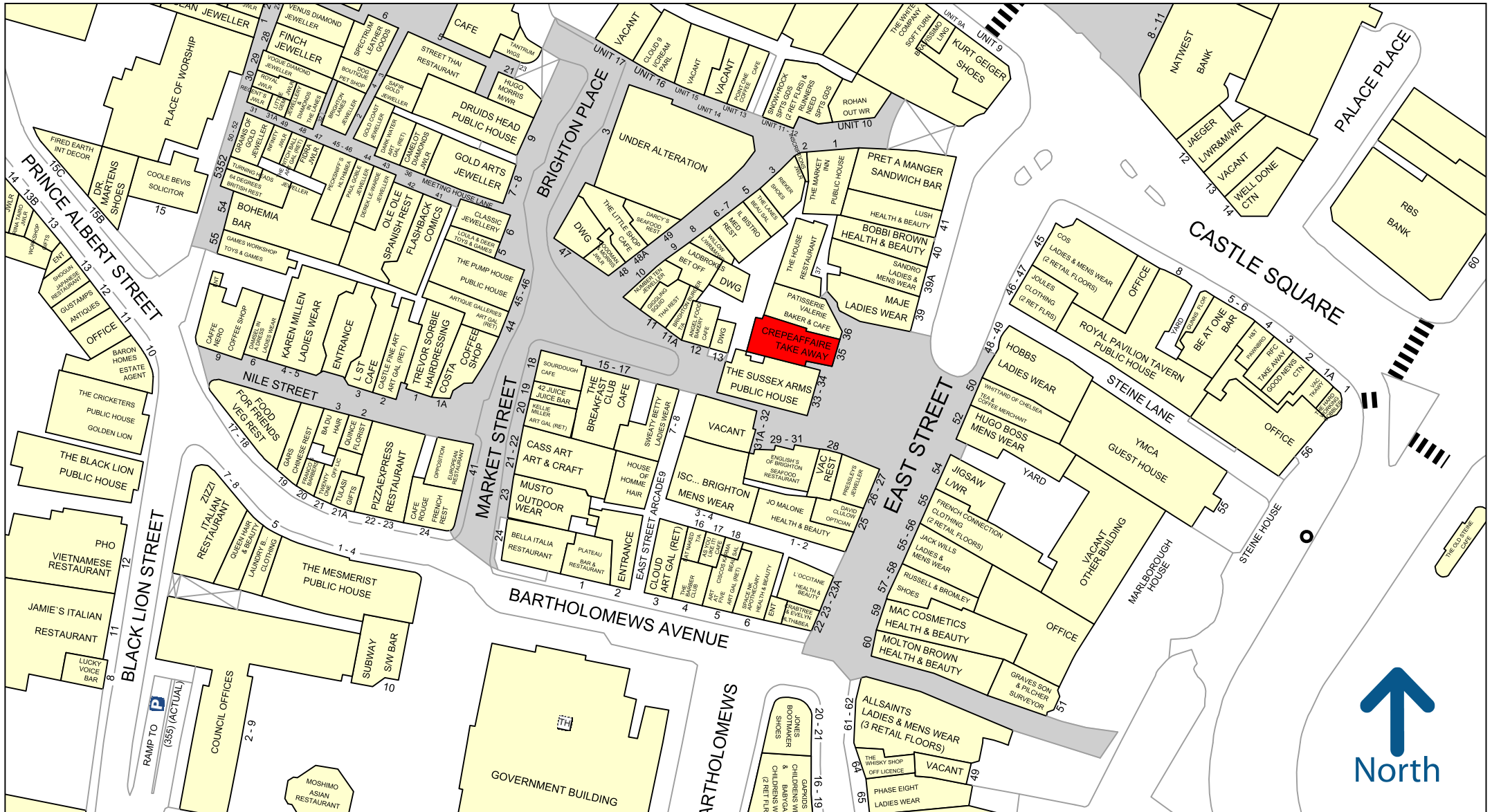
Subject to Contract & Exclusive of VAT

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Experian Goad Plan Created: 30/05/2018
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50 metres



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