

To Let

For further information
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41 London Road, Brighton BN1 4LL



Location

The premises are situated in a secondary 'value' location on the edge of Brighton city centre on the A23 London to Brighton Road. The property is close to other regional multiples such as Boots Opticians, Superdrug, Poundworld, Poundstretcher and WH Smith.

Description

The property is mid-terrace in an established retail parade and is laid out over the basement and ground floors, with some additional toilet facilities on part of the first floor. The rest of the first floor and the second/third floor are residential and not within the bank's lease. There are six parking places demised to the bank at the rear of the premises.

NB: the bank will be retaining an ATM within the frontage.

Ground floor:	251.17 sq m	2,703 sq ft
Basement:	36.9 sq m	397 sq ft
First floor:	Toilets only	
Total:	288.07 sq m	3,100 sq ft

Lease

Available by way of a new sub-lease (outside of the L&T Act) expiring on 9th April 2025 with a rent review on the 24th June, 2022.

Rent

£44,500 pax

Business rates

We understand that the property is

assessed as follows:

Rateable value: £47,250
UBR (2018/19): 0.48p
Rates Payable: £22,680 pa

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

The Energy Performance Asset Rating is E. A certificate can be made available.

VAT

VAT if applicable will be charged at the standard rate.

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