

DUKES
LANE
BRIGHTON

green&partners



PRIME SHOP TO LET

BRIGHTON - DUKES LANE

Unit No. 12-14

LOCATION

The subject property is located in one of Brighton's most exclusive shopping destinations, situated between Churchill Square and East Street and close to the historic Lanes and Duke Street. The premises also benefits from excellent visibility from Duke Street / Middle Street.

Dukes Lane offers a vibrant mix of national and independent shops and boutiques with retailers including **Fred Perry, Ted Baker, Profile, Kiehl's, Kuoni, Bare Minerals, Jewel Thief, Farah and Toast.**

Please refer to the attached copy of the Street Traders Plan highlighting the unit's location.

ACCOMMODATION

The unit is arranged over ground floor only and comprises the following approximate floor areas:-

Ground Floor Sales	2,109 sq. ft. (195.9 sq. m)
Basement Ancillary	2,382 sq. ft. (221.3 sq. m)

TENURE

The unit is available by way of a new lease for a term to be negotiated, contracted outside the Landlord & Tenant Act 1954.

RENT

£95,000 per annum exclusive.

BUSINESS RATES

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value:	£137,000
Rates Payable (19/20):	£69,048.00

This figure is an estimation and cannot be relied upon. Interested parties are advised to make their own enquiries with the local authority.

SERVICE CHARGE

£31,701.67 per annum for the current year.

LEGAL COSTS

Both parties are responsible for their own legal costs.

EPC

The property has an EPC rating of D 86. A full report is available upon request.

VIEWING

Available subject to vacant possession by prior appointment through sole agents, Green & Partners, contacting:

Matt Beardall

020 7659 4836

matt.beardall@greenpartners.co.uk

Sam Trickey

020 7659 4842

sam.trickey@greenpartners.co.uk

SUBJECT TO CONTRACT

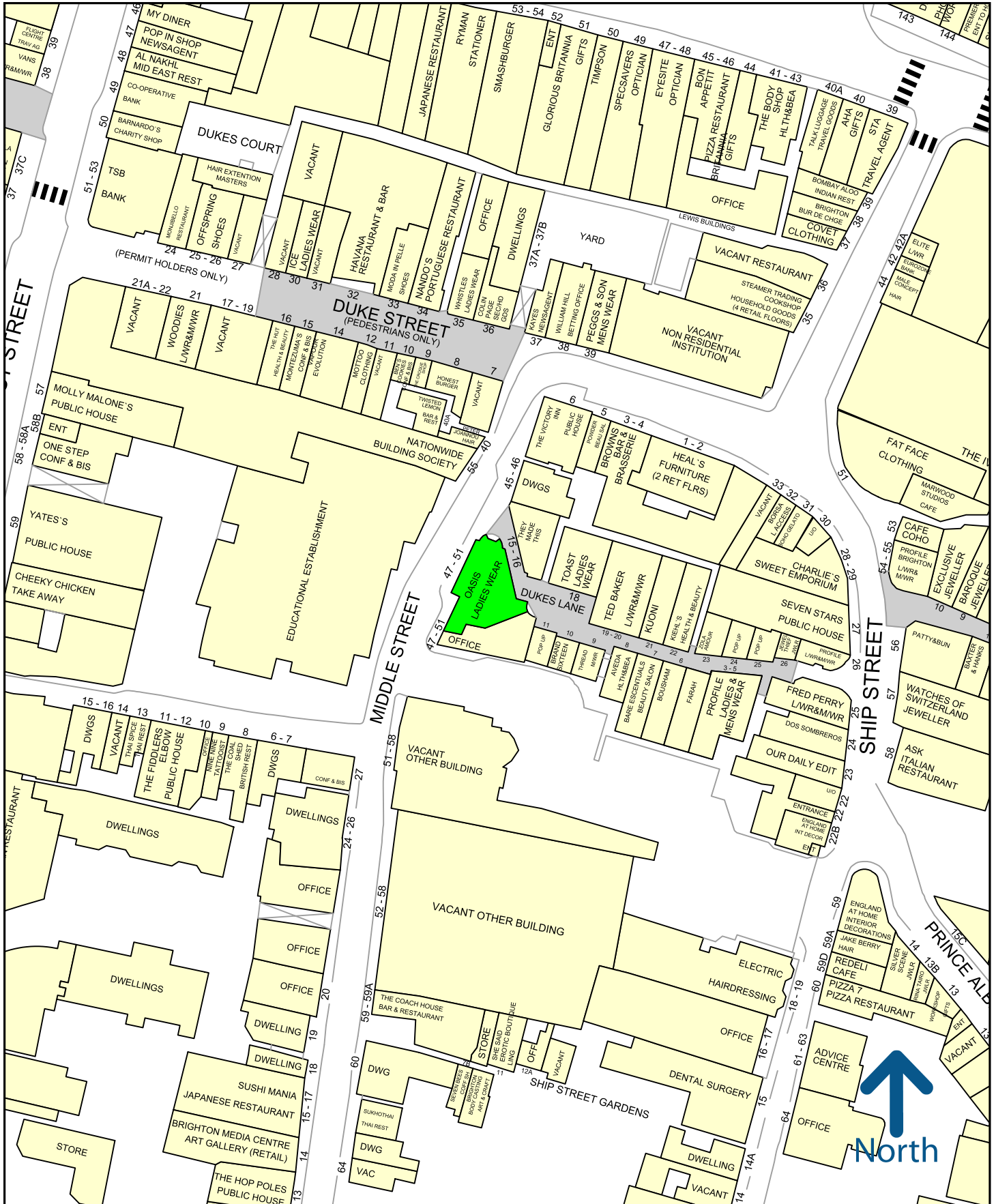
020 7659 4848

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50 metres

Experian Goad Plan Created: 14/01/2020

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