



TO LET

RARELY AVAILABLE RETAIL UNIT OVER TWO FLOORS IN THE HEART OF THE NORTH LAINES
RETAIL – 200.4 SQ M (2,157 SQ FT)
13-14, Sydney Street, Brighton,

SHW

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Rent | £60,000 PAX Plus VAT

LOCATION

The premises are located on the western side of Sydney Street one of Brighton's busiest streets. Sydney St holds many independence specialist retailers, coffee shops, restaurants, ensuring excellent all day footfall.

DESCRIPTION

Mid Terrace unit over ground, first floors with rear yard and staff area plus WC on 1st floor.

ACCOMMODATION (NIA)

| | SQ M | SQ FT |
|-----------------------|--------------|--------------|
| Ground Floor Retail | 106.8 | 1,150 |
| 1 st Floor | 93.6 | 1,008 |
| TOTAL | 200.4 | 2,158 |

RENT

£60,000 PAX

RATES

This property has a rateable value of £45,250

LEASES

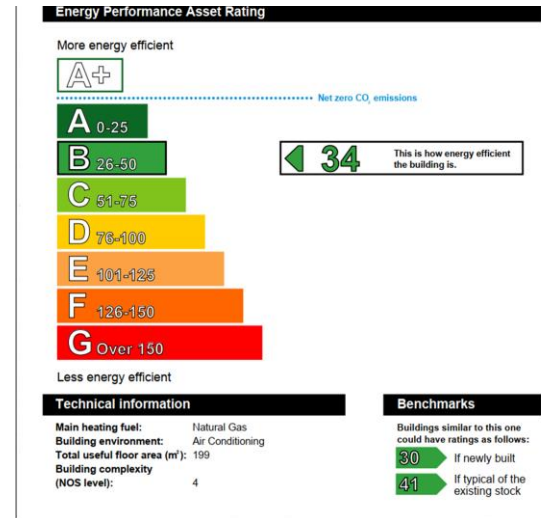
A new full repairing and insuring lease for a term to be agreed

LEGAL COSTS

Each party to bear their own costs on this transaction.

EPC

This property has an EPC rating of B



VIEWINGS – 01273 876200

Richard Pyne t: 01273 876213 | e: rpyne@shw.co.uk



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50 metres

Experian Goad Plan Created: 10/10/2018
Created By: Stiles Harold Williams

