



CARR & PRIDDLE

01273 208010

CENTRAL BRIGHTON LONG LEASEHOLD FOR SALE 6 Prince Albert Street, Brighton BN1 1HE

LOCATION:

On the southern side of Prince Albert Street which forms the main vehicular route through the town centre, bordering The Lanes with its historic shops and the high class shopping thoroughfare of East Street.

Nearby retailers include **The Mesmerist, Electric Hairdressing, Doc Martens and Karen Millen.**

DESCRIPTION:

The premises comprise a ground floor shop unit with basement storage and two upper floors of ancillary accommodation.

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Shop		
Frontage	15 ft 2 in	4.6 m
Internal width	13 ft 8 in	4.15 m
Shop depth (max)	43 ft 6 in	13.25 m
Built depth (max)	46 ft 9 in	14.25 m
Ground floor sales	615 sq ft	57.13 sq m
Basement (restricted height)	414 sq ft	38.46 sq m
First floor	377 sq ft	35.02 sq m
Second floor	195 sq ft	18.11 sq m

LEASEHOLD:

The property is held under the terms of a Lease dated 16 January 2004 to 10 January 2135 at a peppercorn rent. There is a Licence fee payable in respect of the rear area of £2,500 per annum

PRICE:

Offers invited in excess of £525,000 invited for the Leasehold interest.



VAT:

We understand that the property will be subject to VAT.

ENERGY PERFORMANCE CERTIFICATE:

Certificate Reference Number: 9120-3032-0681-0490-0021

The current energy efficiency rating for this property is C54

A full copy of the EPC can be viewed at:

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 agents Carr and Priddle on **01273 208010.**

PROPERTY CONSULTANTS
SURVEYORS AND VALUERS

34 Ship Street Brighton
East Sussex BN1 1AD
info@carrpriddle.co.uk
www.carrpriddle.co.uk
Fax: 01273 202674

