



CARR & PRIDDLE

01273 208010

WELL FITTED SHOP PREMISES TO LET BY ASSIGNMENT

32 Sydney Street, Brighton BN1 4EP

LOCATION:

Located in Sydney Street in the popular North Laine area which in recent years has seen a variety of regeneration. Brighton Station is only a short walk away whilst nearby occupiers include Fatto a Mano, Amnesty International and Posh Totty.

DESCRIPTION:

Impressive four storey retail building with ground and first floor sales, fitted to a high standard with features including painted wood flooring.

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Gross Frontage	16' 0"	4.88 m
Net Frontage	15' 0"	4.57 m
Shop Depth	23' 9"	7.24 m
Width	13' 2"	4.01 m
Sales Area	314 sq ft	29.17 sq m
First Floor	311 sq ft	28.89 sq m
Second Floor	281 sq ft	26.10 sq m
Basement	294 sq ft	27.31 sq m

LEASE:

Full repairing and insuring lease for a term of 10 years from 17 September 2017 with 5 yearly rent review.

RENT:

£21,500 per annum exclusive of rates, VAT and all other outgoings.

PREMIUM:

Premium offers are invited in the region of £25,000 for this valuable leasehold.



RATES:

Rateable Value: £16,750 UBR 48.0p (April 2018/2019).
Small Business Multiplier

ENERGY PERFORMANCE CERTIFICATE:

Certificate Reference Number: 0040-9966-0394-1980-6030

The energy efficiency rating for this property is G191

A full copy of the EPC can be viewed at:

www.ndepcregister.com

LEGAL COSTS:

The ingoing tenant to be responsible for both parties' reasonable legal costs as well as those incurred by the landlord in this 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

