



## TO LET BY ASSIGNMENT

### RETAIL UNIT IN SOUGHT AFTER LOCATION

Northern Shop, 42 Bond Street, Brighton, BN1 1RD

#### LOCATION:

The property is located on the eastern side of this sought- after street situated in the popular North Laine close to North Street. Nearby occupiers include HSBC, Hugo Morriss, Sass & Belle, Costa, The Ivy & Habitat.

#### DESCRIPTION:

A modern purpose built retail unit arranged at ground floor and basement level.

#### ACCOMMODATION:

The accommodation has the following approximate dimensions and areas:

|                   | IMPERIAL  | METRIC     |
|-------------------|-----------|------------|
| Gross Frontage    | 16'6"     | 5.03 m     |
| Net Frontage      | 13'4"     | 4.06 m     |
| Internal Width    | 14'11"    | 4.55 m     |
| Built Depth       | 31'2"     | 9.50 m     |
| Ground Floor Area | 437 sq ft | 40.60 sq m |
| WC                |           |            |

#### LEASE:

Available by way of assignment of existing effective full repairing and insuring lease for a term of 5 years from August 2015.

#### RENT:

£35,000 per annum exclusive of rates, VAT and all other outgoings.

#### PREMIUM:

Offers invited in the region of £25,000.

#### RATES:

Rateable Value £28,500 UBR 48.0p (April 2018/20179). Small Business Multiplier



#### ENERGY PERFORMANCE CERTIFICATE:

Certificate Reference No: 0965-0435-9449-3297-0002

The energy efficiency rating for this property is G 178

A full copy of the EPC can be viewed at:

[www.ndepcregister.com](http://www.ndepcregister.com)

#### LEGAL COSTS:

Incoming tenant to be responsible for the reasonable legal costs of both the assignor and the landlord.

#### RENT DEPOSIT:

The landlord currently holds a rent deposit and this will require replacement subject to covenant status.

#### VIEWING:

By prior appointment through sole agents Carr and Priddle on **01273 208010**.