

duke street
DENTAL CENTRE

SHW
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TO LET
01273 876200

FABULOUS SWEETS

Montezuma's
innovative br

TO LET

IN THE CENTRE OF BRIGHTON'S EXCITING RETAIL AREA
RETAIL – 39.11 M² (421 SQFT)
28-29 Duke Street, Brighton, BN1 1AG

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Rent | £37,500 PAX Plus VAT – NO PREMIUM

LOCATION

The shop is located on the north side of this highly sought after location of Duke Street which provides the busy pedestrian link between Churchill Square Shopping Centre and Brighton's Famous Lanes.

The unit is adjacent to Montezuma's and within close proximity of Fat Face, Vans, Heals, Timberland Nando's and Ted Baker.

DESCRIPTION

The unit is formed of a single fronted retail unit offering open ground floor sales with basement storage, WC, staff room and kitchenette.

ACCOMMODATION (NIA)

	FT	M
Internal Width	13'	3.9
Internal Depth	40'6	12.19
	SQ FT	SQ M
Retail Area	421	39.11
Basement Storage	420	39.02
TOTAL	841	78.13

RENT

£37,500 PAX

RATES

The local authority that the premises have a rateable value of £33,000 with a rates payable are £10,700 pa

TERMS

Available on a new full repairing and insuring lease for a term to be agreed.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of C.

VIEWING

Strictly by appointment only



VIEWINGS – 01273 876200

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