

# GROUND FLOOR RETAIL PREMISES

**Carr & Priddle**  
PROPERTY MATTERS



**48 NORFOLK SQUARE  
BRIGHTON  
BN1 2PA**

- PROMINENT LOCATION
- SUITABLE FOR A VARIETY OF USES (STNC)
- NEW LEASE AVAILABLE
- 100% RATE RELIEF (STS)
- NEW LEASE AVAILABLE
- SELF CONTAINED GROUND FLOOR SHOP

## LOCATION

Brighton is located 22 miles (35 km) south of Crawley, 22 miles (35 km) west of Eastbourne and 14 miles (22 km) east of Worthing. Brighton & Hove has a resident population of 289,000.

48 Norfolk Square is prominently situated on the northern side of Western Road the main thoroughfare linking Brighton and Hove.

Nearby occupiers include Bankers, The Co-Op, King & Chasemore, Boudica, Cibo, Phillips & Still and Waitrose.

Brighton station is 19 mins walk (0.8 miles) via Queens Road with the seafront and the i360 (0.4 miles) a few minutes away.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN1 2PA

## DESCRIPTION

The property comprises of a self contained ground floor lock up shop formally trading as Custom Tattoo since 2011.

Ground floor sales/reception leading to rear studio/treatment room and kitchen. Stairs to lower ground floor comprising two studio/treatment rooms with kitchen and W.C also the premises is suitable for a variety of uses (STNC).

## ENERGY PERFORMANCE CERTIFICATE

EPC rating is D 78 valid until 1st October 2030

## TENURE

An assignment of the existing lease, details on application. Alternatively a new effective full repairing & insuring lease on terms to be agreed.

## BUSINESS RATES

The Rateable Value from April 2024/2025 provided by the Valuation Office Agency [www.voa.gov.uk](http://www.voa.gov.uk) is £10,000.

However, since the premises have a rateable value lower than £12,000, occupiers can expect to benefit from 100% rate relief, subject to status: <https://www.gov.uk/calculate-your-business-rates>

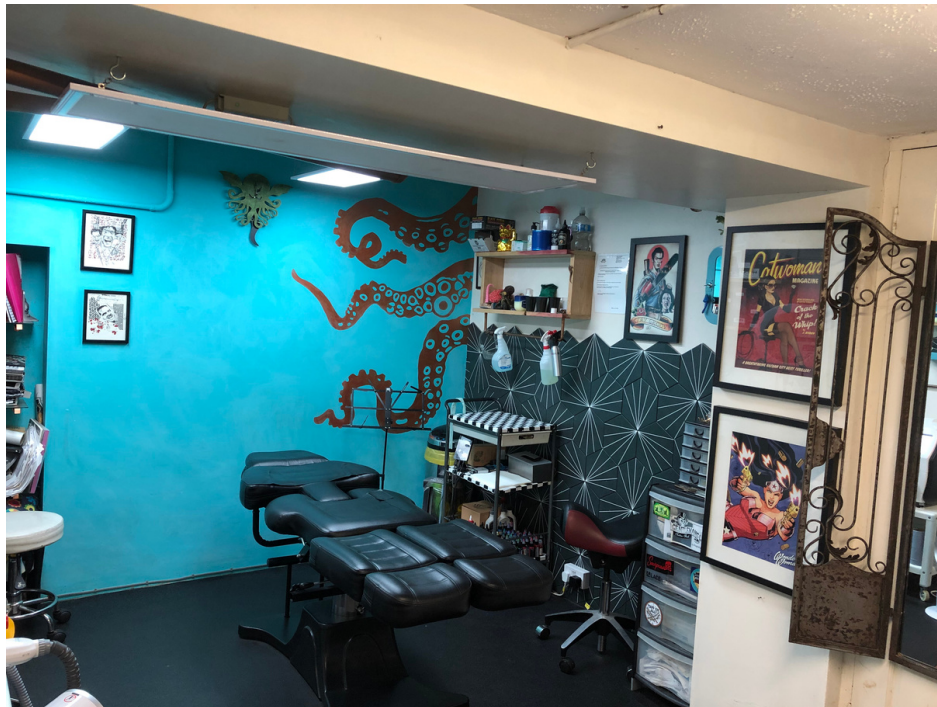
## RENT

Rent on application

## VAT

We are advised that the property is not elected for VAT.

ACCOMODATION	SQ FT	SQ M
Ground Floor	318	29.5
Lower Ground Floor	321	29.8
<b>Total</b>	<b>639</b>	<b>59.36</b>



## USE

We understand that the premises fall within the new use class (Sept 2020) 'E' . The tenant is to make their own enquiries to ensure their use falls within this class .

## LEGAL COSTS

Incoming tenant to be responsible for their own legal costs.

## MONEY LAUNDERING REGULATIONS

Under the Money Laundering Regulations 2017 (as amended) we are legally required to obtain proof of funds and identity.

## VIEWINGS AND FURTHER INFORMATION



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## AGENCY | MANAGEMENT | LEASE ADVISORY | VALUATION | INVESTMENT | ACQUISITIONS



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