

# PRIME RETAIL UNIT TO LET



**37 SHIP STREET**

**BRIGHTON BN1 1AB**



01273 321 123

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## Location

Situated in the heart of central Brighton, close to The Lanes and within walking distance of the seafront and Brighton station. The location provides easy access to various shopping and leisure facilities and nearby commercial occupiers include The Ivy, Browns, TK Max, Subway and Premier Inn.

## Accommodation

An opportunity to occupy this centrally based E class premises which would suit a variety of commercial traders. The accommodation is split over two floors and comprises a lower ground floor store and office plus ground floor sales area. Timber flooring is throughout with pendant lighting, large glass frontage, and WC located at lower ground floor level.

Ground Floor Retail Area	298 ft <sup>2</sup>	27.6 m <sup>2</sup>
Lower Ground Floor	359 ft <sup>2</sup>	33.3 m <sup>2</sup>
<b>Total Accommodation</b>	<b>657 ft<sup>2</sup></b>	<b>60.9 m<sup>2</sup></b>

## Terms

A new effective full repairing and insuring lease by way of a service charge for a term to be agreed at a commencing rental of **£27,500 per annum** exclusive, subject to rent reviews at appropriate intervals. The current service charge contribution is £880 per quarter. The premises may be elected for VAT and therefore VAT may be payable on the terms quoted. Each party is to be responsible for their own legal fees.

**Rateable Value** £22,000

**EPC** Applied for

Viewing by appointment with sole letting agent **GRAVES SON & PILCHER LLP**

services not tested  
all measurements are approximate



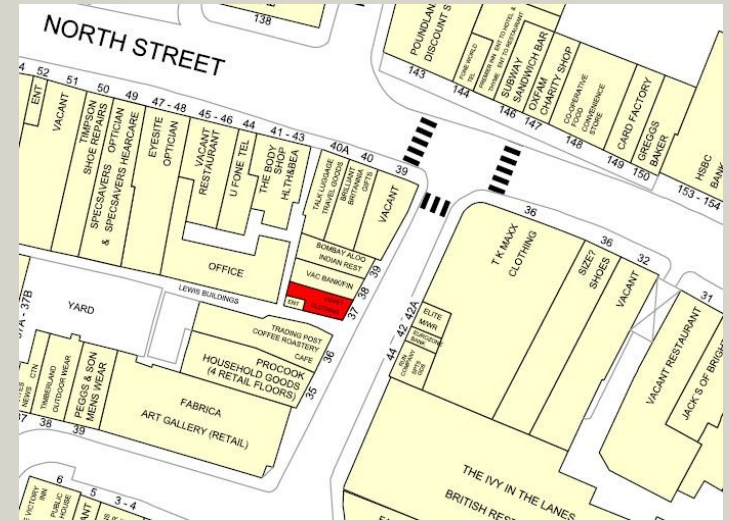
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