

CENTRAL BRIGHTON E CLASS PREMISES

TO LET



59D SHIP STREET

BRIGHTON BN1 1AE



**GRAVES
SON &
PILCHER**

01273 321 123

GSP.UK.COM

Location

Situated in the heart of central Brighton, close to The Lanes and within walking distance of Brighton's seafront. Occupiers close by include The Ivy In The Lanes, Ivy Asia, Pizza Pilgrims, Café Nero, Ted Baker and Fred Perry.

Description

An opportunity to occupy this centrally based E class unit which would suit a variety of commercial traders. The accommodation comprises an open plan ground floor with small partitioned room currently used as a prep kitchen. Rear access is provided to a courtyard with outside WC facility. Access to the side of the property takes you to a communal area with communal WC. A small storage area is also located at lower ground floor level (inaccessible to measure).

Ground Floor	377 ft ²	35.04 m ²
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Terms

A new full repairing and insuring lease for a term to be agreed at a commencing rental of **£17,500 per annum**, exclusive, subject to rent reviews at appropriate intervals. Each party is to be responsible for their own legal fees.

Rateable Value £14,750

EPC Rating C - 69

Viewing by appointment with sole agent **Graves Son & Pilcher LLP**

amenities and services not tested
measurements are approximate



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