

DESIRABLE RETAIL UNIT TO LET

13 Duke Street, Brighton, BN1 1AH

LOCATION:

The subject property is located in the southern side of this highly sought after location of Duke Street, Brighton which provides a pedestrian link between Churchill Square Shopping Centre and Brighton's famous lanes. Nearby occupiers include Ben's Cookies, Pandora, Montezumas, Be Chocolate Heals Furniture, Steamer Trading Vinyl Revolution and Nando's.

DESCRIPTION:

4 storey retail unit with the benefit of 1st floor sales. The unit is well fitted and also has an Air Conditioning system in place.

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Ground floor (sales)	414 sq ft	38.46 sq m
1 st Floor (sales)	298 sq ft	27.68 sq m
2 nd floor	239 sq ft	22.20 sq m
Basement	172 sq ft	15.97 sq m

LEASE:

Subject to vacant possession, available by way of a new full repairing and insuring lease for a minimum term of 5 years with provision, if relevant, for 5 yearly rent reviews thereafter.

RENT:

£55,000 per annum exclusive of rates, VAT and all other outgoings.

RATES:

Rateable Value: £39,000
 UBR 46.6p (April 2017/2018)



LEGAL COSTS:

The incoming party to make a contribution of £1,000 plus VAT towards the Landlord's legal costs, to be provide by way of an undertaking prior to the release of papers.

ENERGY PERFORMANCE CERTIFICATE:

Certificate Reference Number: 0793-9178-4630-1800-7703

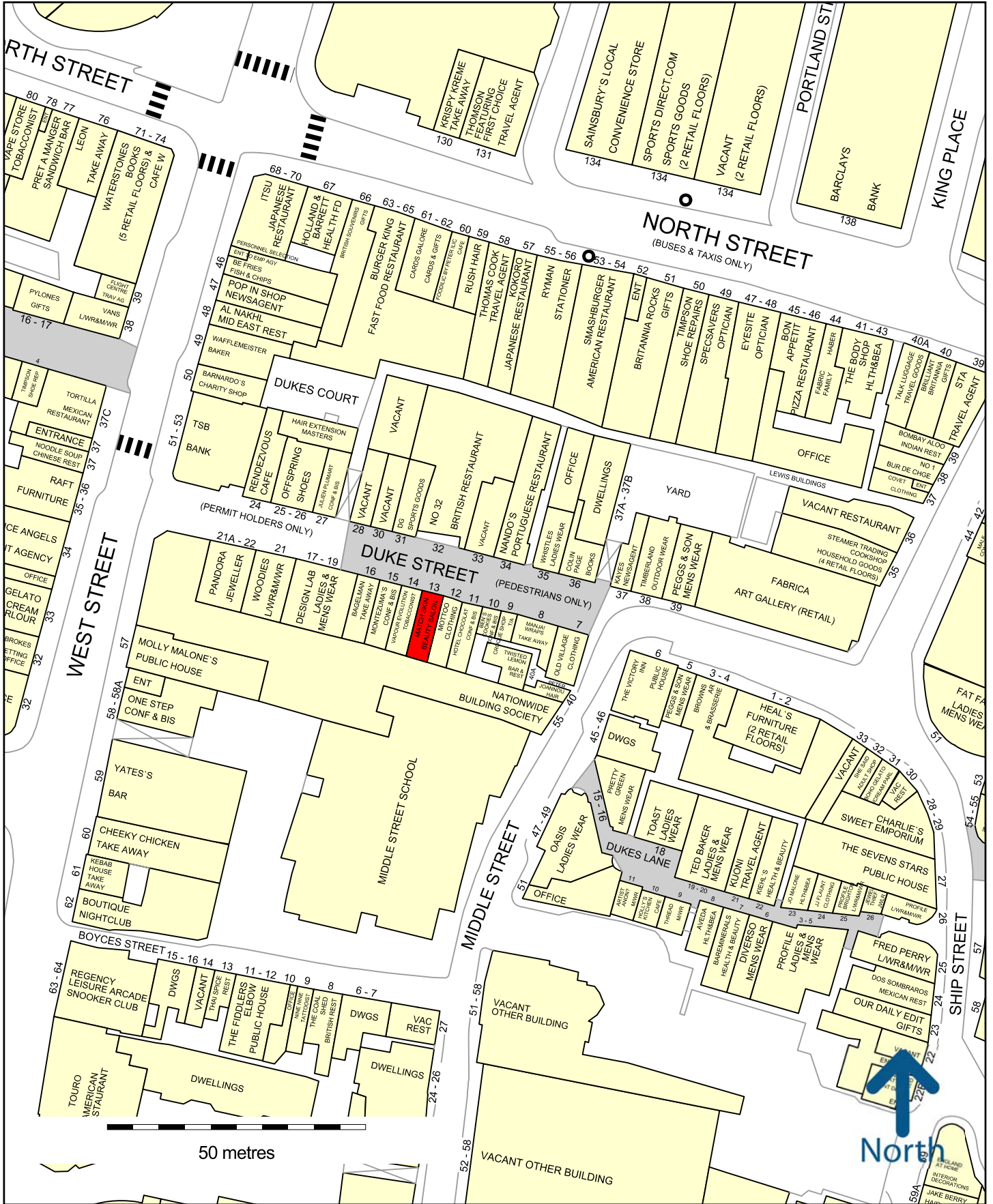
The energy efficiency rating for this property is E 103.

A full copy of the EPC can be viewed at:

www.ndepcregister.com

VIEWING:

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



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Ordnance Survey 100019885

Experian Goad Plan Created: 07/07/2017
Created By: Carr And Priddle

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