



# A3 PREMISES TO LET NEW LEASE – NO PREMIUM 14 East Street, Brighton, BN1 1HP

## LOCATION:

The subject property is situated in the highly desirable East Street in Brighton’s famous Lanes area with nearby occupiers including Molton Brown, Jack Wills, Tony & Guy, Indian Summer, Terre et Terre and Barbour.

## DESCRIPTION:

Ground floor and basement forming part of this imposing 5 storey building.

## ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Net Frontage	26'0"	7.92 m
Ground Floor	578 sq ft	53.7 sq m
Basement	588 sq ft	54.62 sq m
WC		

## LEASE:

Available by way of a new effective full repairing and insuring lease for a term of 10 years with provision for 5 yearly upward only rent reviews.

## RENT:

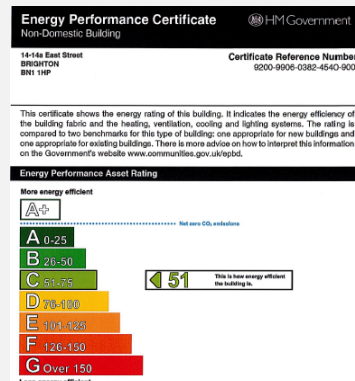
£70,000 per annum exclusive of rates, VAT and all other outgoings.

## RATES:

To be confirmed subject to separation works.



## ENERGY PERFORMANCE CERTIFICATE:



## LEGAL COSTS:

Each side will be responsible for their own legal costs in respect of the transaction.

## VIEWING:

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