



SHOP UNIT TO LET

3 BEACONSFIELD PARADE, BEACONSFIELD ROAD, BRIGHTON, BN1 6DN

LOCATION:

The property is located on the west side of the busy A23 Beaconsfield Road, one of the main routes into the City Centre. Nearby occupiers include Stay Much Better Tattoos, Sunny Foods, Miss Moles Flower Emporium and Kamsons Pharmacy.

DESCRIPTION:

Lock-up shop unit currently undergoing refurbishment with kitchenette and W.C.

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas:

	IMPERIAL	METRIC
Gross Frontage	16'8"	5.07 m
Net Frontage	15'8"	4.77 m
Shop Depth	11'6"	3.50 m
Shop Width	16'0"	4.87 m
Sales Area	176 sq ft	16.35 sq m
Kitchenette	18 sq ft	1.67 sq m
W.C		

LEASE:

Available by way of a new effective full repairing and insuring lease for a term to be agreed.

RENT:

£6,000 per annum exclusive of Rates, VAT and all other outgoings.

LEGAL COSTS:

Each side to be responsible for their own legal costs in connection with this transaction.



RATES:

To be reassessed

UBR: 46.6p **Small Business Rate Relief may be available** (enquiries should be made to Brighton & Hove City Council, Rates Department).

ENERGY PERFORMANCE CERTIFICATE:

Certificate Reference Number: 0080-0836-5369-2272-9092

The energy efficiency rating for this property is E / 112.

A full copy of the EPC can be viewed at:

www.ndepcregister.com

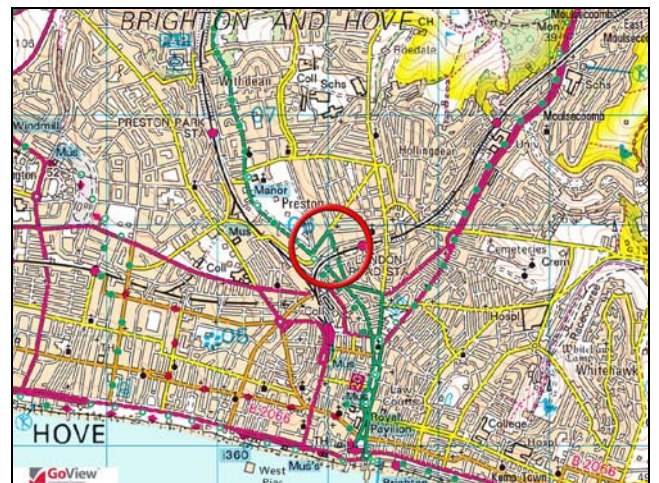
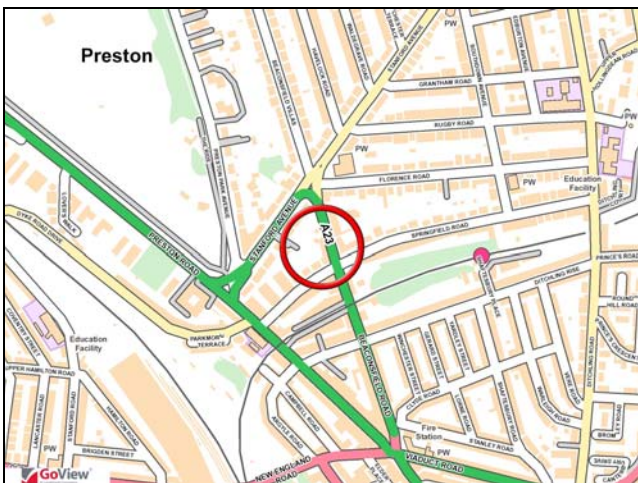
VIEWING:

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

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