



72 Preston Street
Brighton, East Sussex BN1 2HG

TO LET

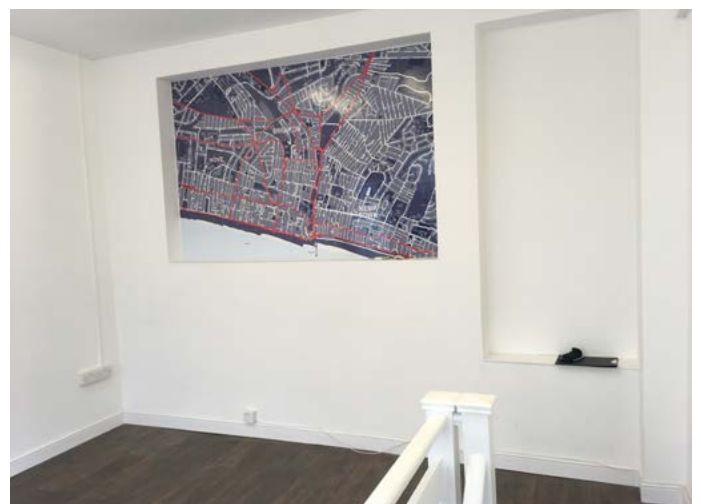
RETAIL UNIT CLOSE TO THE SEAFRONT

Ground floor 20.63 sq m (222 sq ft)

Lower ground floor 15.68 sq m (169 sq ft)

Key Features:

- 100m north of Brighton seafront
- Self contained access
- Within a 5 minute walk of Churchill Square
- Situated in a busy pedestrian & vehicular thoroughfare
- Excellent local amenities
- Rent £15,000 per annum





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Location

The property is located on the eastern side of Preston Street, south of its junction with Regency Square, and lies within approximately 100m of Brighton seafront.

Preston Street is one of Brighton's most established restaurant locations with a number of large dining establishments. Nearby occupiers include Really Happy Chicken, China Garden, Pizza Xtra and Siam Siam Thai.

Accommodation

The available accommodation is arranged over the ground and lower ground floor.

The property has the following approximate **Net Internal Areas (NIA)**:

Floor	Sq Ft	Sq M
Ground	222 sq ft	20.63 sq m
Lower ground	169 sq ft	15.68 sq m
Total	391 sq ft	36.32 sq m

EPC

We understand the property to have an EPC rating of D(g2).

Planning

We understand that the premises benefit from A1/E use within the Use Classes Order 1987 (as amended).

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

September 2020

Terms

The property is available to let by way of a lease assignment at a rent of £15,000 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

Business Rates

Rateable Value (2017): £8.600.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT & Legal Fees

Rents and prices are quoted exclusive of, but may be subject to VAT.

Each party to bear their own legal costs incurred.



Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Will Thomas

w.thomas@flude.com

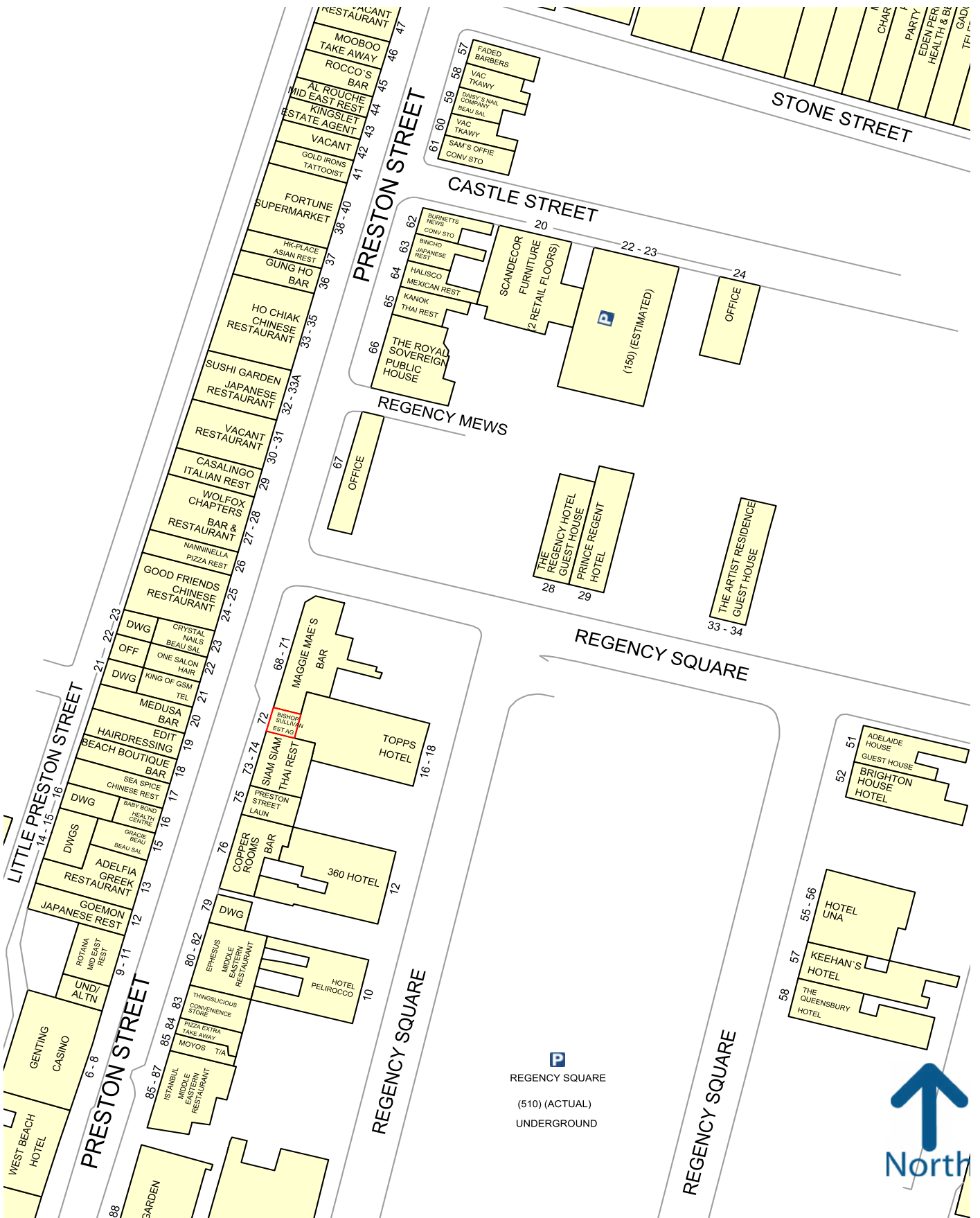
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