



SHW

RETAIL – 537 SQ FT (49.89 SQ M)
6 Nile Street, Brighton, East Sussex, BN1 1HW

TO LET

**MAKING
PROPERTY
WORK**

SHW.CO.UK

Rent | £36,500 PAX Plus VAT -

LOCATION

The subject property is located in Nile Street and forms part of Nile House, a modern office building providing high spec offices.

Nile Street is within the heart of the historic and busy lanes area of the city. An established and popular commercial location characterised by predominantly small boutique style shops and restaurants.

Nearby occupiers include Cafe Nero, Zizzi, Castle Fine Art Gallery, Trevor Sorbie Hairdressing and Pizza Express.

DESCRIPTION

A single fronted lock up retail unit comprising open plan sales area with shop frontage onto Nile Street in the Famous Brighton Lanes shopping area.

ACCOMMODATION (NIA)

	SQ FT	SQ M
Ground Floor Retail	537	49.89

RENT

£36,500 PAX

LEGAL COSTS

Each party is to be responsible for their own legal fees

RATES

We have been verbally informed by the local authority that the premises have a rateable value of £31,500.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of D.

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

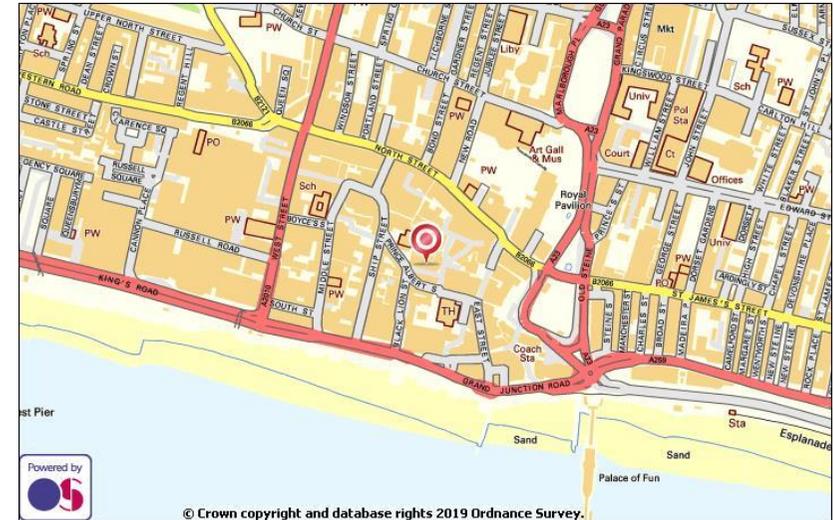
E 101-125

F 126-150

G Over 150

Less energy efficient

91 This is how energy efficient the building is.



VIEWINGS – 01273 876 200

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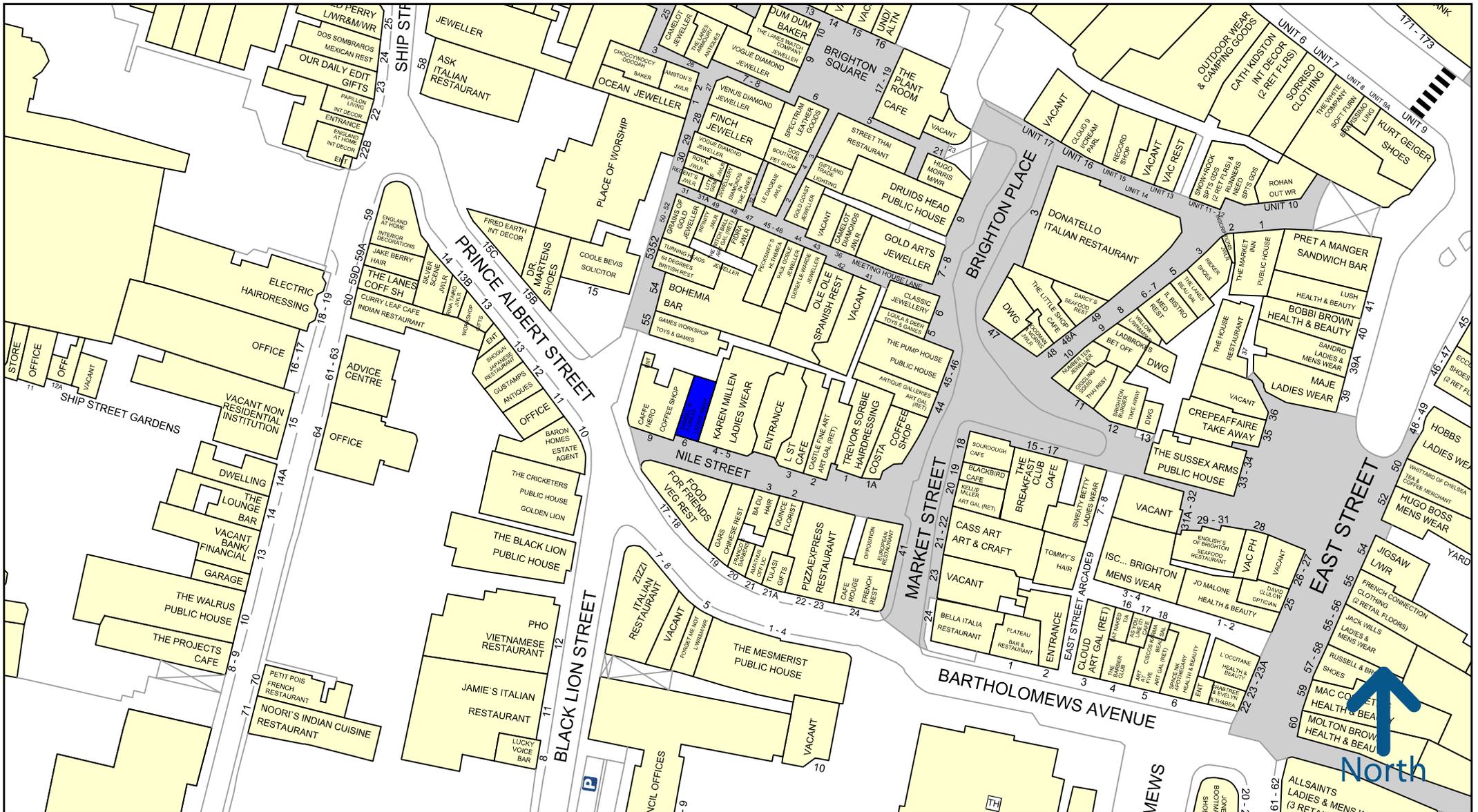


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50 metres

Experian Goad Plan Created: 30/10/2019

Created By: Stiles Harold Williams



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