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TO LET

**CENTRAL BRIGHTON RETAIL
GROUND AND FIRST FLOOR - 426 SQ FT (39.6 SQ M)
25 Dukes Lane, Brighton, East Sussex, BN1 1BG**

LOCATION

The property is located in the heart of the iconic Brighton Lanes and is a commercial thoroughfare that connects Dukes Street and Ship Street.

Home to a vibrant community of business owners. Dukes Lane is an eclectic collection of 21 units housed along a winding courtyard. This unique retail destination offers a warm welcome to Brightonians and day-trippers alike in search of something different.

The area is an established and popular commercial location in the heart of the city characterised by predominantly retail, leisure, residential and office use.

Brighton Station is located within 15 minutes walk, whilst Churchill Square Shopping Centre is within easy walking distance.

RENT

A new effective full repairing and insuring lease is available at a commencing rent of £17,500 per annum exclusive and subject to rent reviews at the appropriate intervals.

RATES

The current 2023 Rateable Value of the property is £15,500.

SERVICE CHARGE

The service charge for the property is £2,838.96 per annum exclusive.

VAT

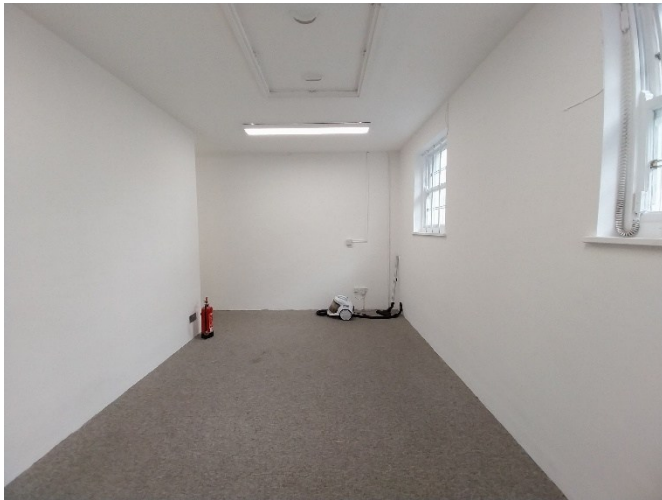
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

FLOOR AREAS

	SQ FT	SQ M
Ground floor	246	22.9
First floor	180	16.7
TOTAL	426	39.6



VIEWINGS – 01273 876200

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