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**E-CLASS PREMISES – ENTIRE BUILDING WITH GARDEN
CENTRAL BRIGHTON – 1,067 SQ FT (99.12 SQ M)**

21-23 Church Street, Brighton, East Sussex, BN1 1RB

DESCRIPTION

The property comprises a ground, first and second floors, with a large garden / outside area to the rear. There is a self-contained access to the first and second floors from Church Street. The ground floor trading area has been partitioned and arranged as a wedding shop with kitchenette and single use WC to the rear of the ground floor.

LOCATION

The premises is situated in the heart of Brighton's North Laine, close to Bond Street and Gardner Street. The location benefits from a vibrant mix of independent retailers, cafés, restaurants and leisure operators. The Church Street NCP car park (587 spaces) is directly to the East of the building and to the West is The Portland Building, a new 25,000 sq ft office development which is close to 100% occupancy.

ACCOMMODATION (NIA)

	SQ FT	SQ M
Ground Floor	598	55.55
First Floor	311	28.89
Second Floor	158	14.68
TOTAL	1,067	99.12

AMENITIES / OPPORTUNITY

- Entire building
- Outside garden area
- Busy North Laine location
- Suitable for a variety of uses under Class E and alternative uses (STNC).

RENT

£15,000 per annum exclusive, subject to rent reviews at the appropriate intervals.

RATES

The current Rateable Value of the property is £21,250

VAT

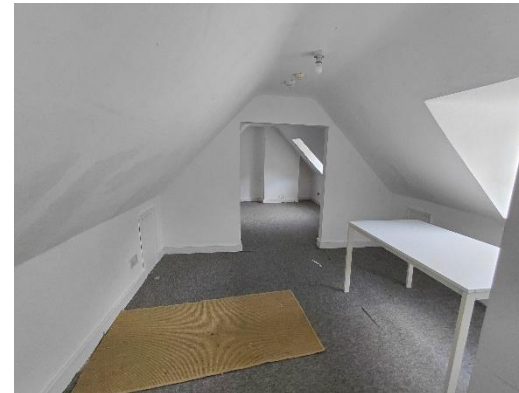
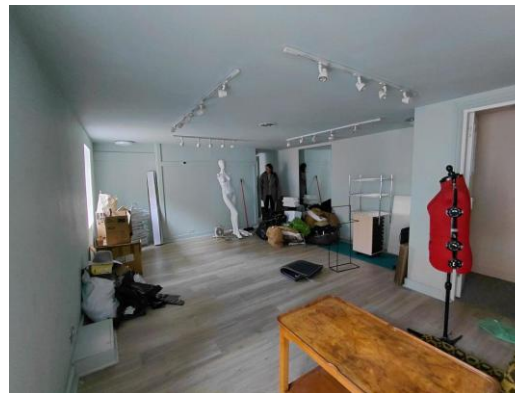
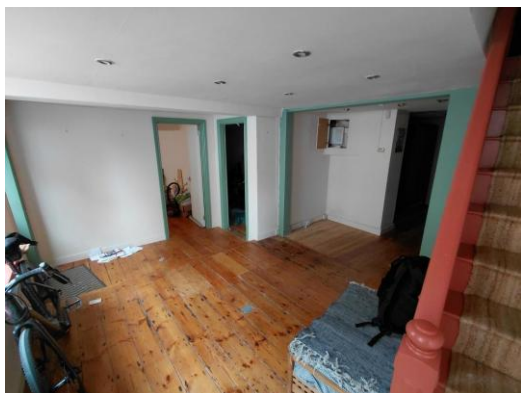
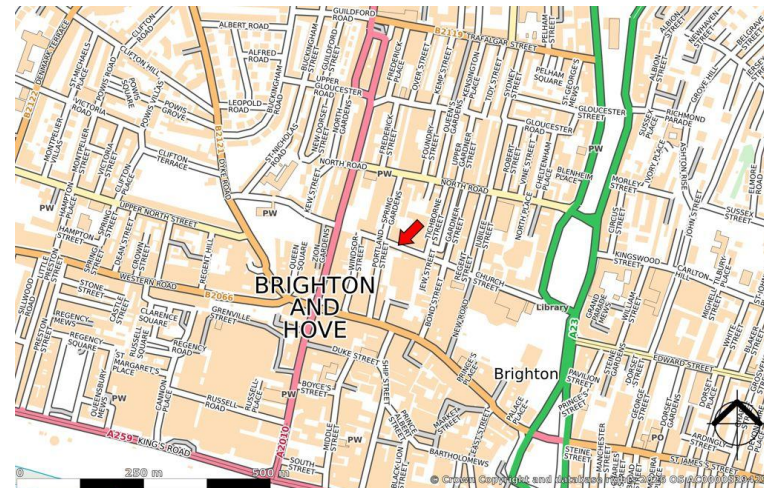
VAT will not be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

An EPC is being prepared and will be available shortly.



VIEWINGS – 01273 876200

Alex Denning

t: 01273 876218

e: Adenning@shw.co.uk

Richard Pyne

t: 01273 876 213

e: rpyne@shw.co.uk



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