GRAVES SON & PILCHER

To Let

Retail/ E Class Premises

9 Market Street
Brighton, BN1 1HH

Retail

TO LET

912 sq ft

(84.73 sq m)

- Situated in the heart of Brighton's historic Lanes
- Ground & First Floor shop
- Basement - only to be used as storage
- High footfall area

9 Market Street, Brighton, BN1 1HH

Summary

Available Size	912 sq ft
Rent	£20,000 per annum
Rateable Value	£18,250
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

A fantastic opportunity to occupy a Class E premises within The Lanes, previously used as a hair dressers but would suit a variety of uses. Configured as a ground and first floor commercial shop with kitchenette and w/c facilities to the rear of the property. There is a basement which could be used at storage. The shop benefits from wooden floor and is a blank canvas for an ingoing tenant.

Accommodation

The accommodation comprises the following areas:

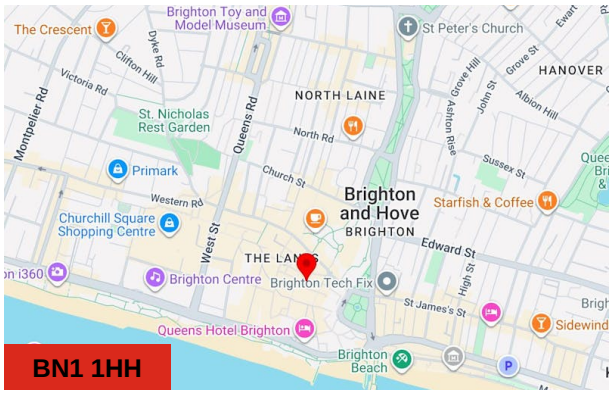
Description	sq ft	sq m
Ground Floor Shop	299	27.78
First Floor	311	28.89
Basement (storage only)	302	28.06
Total	**912**	**84.73**

Location

Market Street is a sought after location situated in the heart of Brighton's historic Lanes & prime retail areas. Nearby occupiers include Giggling Squid, Donnatello's, The Breakfast Club, Il Bistro & Burger & Lobster. There is also a range of other quirky independent retailers, cafes, restaurants, and bars nearby that benefit from being located in a high footfall area. Brighton Train Station is approximately 0.6 miles away which provides regular services to London and other areas in Sussex.

Terms

The premises are TO LET on a new full repairing and insuring lease, for a term to be agreed at a commencing rental of £20,000 per annum exclusive, subject to rent reviews at appropriate intervals. Each party is to be responsible for their own legal fees.



Viewing & Further Information

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