GRAVES SON & PILCHER

To Let



Prominent retail unit

11 St Georges Place
Brighton, BN1 4GB

Class E Retail / Leisure

TO LET

1,090 sq ft

(101.26 sq m)

- Located in a central position opposite St Peter's Church
- Close proximity to the North Laine and Brighton Train Station
- New Lease Terms Available
- Grade II Listed
- Class E, would suit a variety of commercial uses subject to necessary consents
- Also available as a whole building

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Summary

Available Size	1,090 sq ft
Rent	£20,000 per annum exclusive
Business Rates	TBC
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises a split-level retail unit with ancillary storage accommodation at lower ground floor level. The accommodation includes a lobby area upon entry, which could potentially be opened up to create a more prominent, glass-fronted retail space.

The main accommodation is currently arranged to provide a large retail area and a number of partitioned rooms, offering flexibility for a variety of retail or alternative commercial uses, subject to any necessary consents.

To the rear, the property benefits from a kitchen and WC facilities. The lower ground floor provides additional storage space, offering useful ancillary accommodation to support the main retail area.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground Floor - Retail	780	72.46
Basement - Store	310	28.80
Total	**1,090**	**101.26**

Location

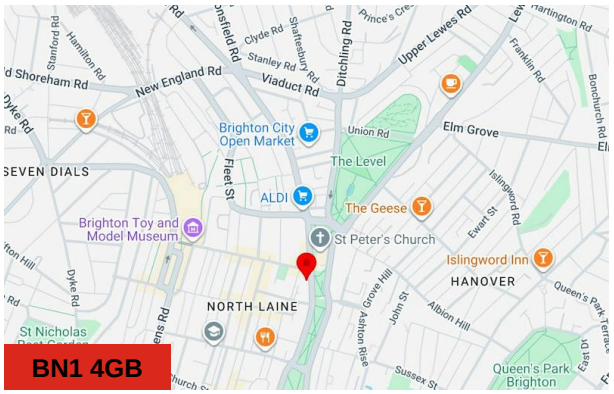
The property is situated on the western side of St Georges Place, just south of the junction intersecting Trafalgar Street. The property is close to St Peters Church and the north Laine area. The various city Centre amenities are all easily accessible.

Nearby occupiers include Moksha, L'Atelier, Dominos & Carlito Burrito in addition to various local and national occupiers.

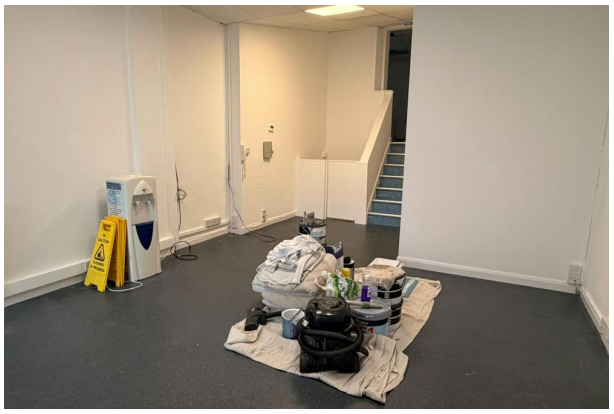
Terms

The premises are available on a new effective FRI Lease for a term to be agreed. The quoting rent is £20,000 per annum exclusive.

Also available as a whole building to let for £35,000 pax.







Viewing & Further Information



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