



## RETAIL PREMISES TO LET

- Prime Thoroughfare
- 100% Rate Relief (STS)
- Centrally Located
- Suit a Variety of Different Uses STNC

Interested in this property? Please contact us on 01903 792785

# 39 BAKER STREET, BRIGHTON, EAST SUSSEX, BN1 4JN

## Location

Situated in the heart of the vibrant area of Baker Street, and close to popular London Road which houses a number of restaurants, bars and commercial occupiers. The property sits mid-way between both Brighton main line station (0.6 miles) and London Road station (0.4 miles) with regular bus services running nearby. Preston Park and Brighton seafront are also both within walking distance.

Nearby commercial occupiers include Nandos, W H Smith, Taj The Grocer & Holland & Barrett.

## Description

The premises is situated on the south side of Baker Street and comprises of a large shop front, generous open plan retail/office area, a further rear office/storage area, kitchenette and WC. Further benefits include a small rear courtyard, LED lighting and 100% rate relief (STS).

The property would suit a variety of different occupiers (STNC).

## Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
<b>Total floor area:</b>	<b>504</b>	<b>46.82</b>

## Tenure

The property is To Let on a new lease for a term to be agreed.

## Rent

Rental offers are invited in the region of £12,500 per annum, exclusive.

## Business Rates

The rateable value from April 2023 provided by the Valuation Office Agency is £8800. The small business rates for the financial year (2023 - 2024) is 49.9p in the £ making the rates payable approx. £4144.80. However, since the premises have a rateable value of lower than £12,000, occupiers can expect to benefit from 100% rate relief, subject to status.

## EPC

The property has an EPC rating of D - 90.

## VAT

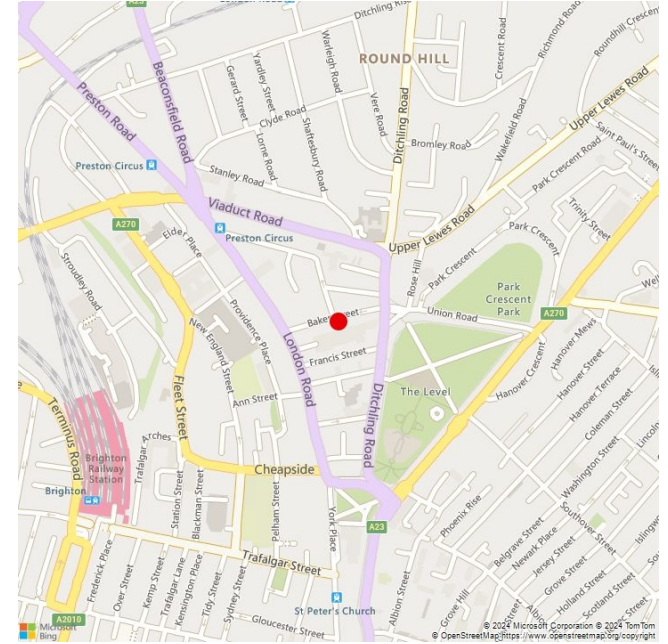
We are informed that VAT is not applicable on the terms quoted.

## Use

We understand the premises benefit from Class E use however, we would advise any potential tenant to check with the Planning Department to ascertain if their use is permitted.

## Legal Fees

Each party is responsible for their own legal fees in this transaction.



## Viewing

Strictly by appointment with Sole Agents, Jacobs Steel.



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