



PRIME CITY CENTRE RETAIL UNIT TO LET

- Centrally Located
- Short walk to Brighton Train Station
- Suit a Variety of Different Uses STNC

Interested in this property? Please contact us on 01903 792785



36 CHURCH STREET, BRIGHTON, EAST SUSSEX, BN1 1RL

Location

Situated at the top of Church Street, within yards of the main thoroughfare of Queens Road, which is one of the main arterial routes and leads directly to Brighton Mainline Train Station to the north, and the popular Churchill Shopping Centre, The famous Lanes and major tourist attraction of Brighton Seafront to the south.

The premises can be found on Google Maps by typing in the following postcode: BN1 1RL.

Description

This well presented ground floor premises is situated on popular Church Street, Brighton and comprises shared entrance with private entry door, shop front, open plan retail/office area, a further rear office area, kitchen, WC and rear courtyard.

The premises is currently occupied by a cake shop but would suit a variety of different occupiers (STNC).

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Total floor area:	547	50.82

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 £25,000 per annum, exclusive.

Business Rates

The rateable value from April 2024 provided by the Valuation Office Agency is £12,250. The small business rates for the financial year (2024 - 2025) is 47.1p in the £ making the rates payable approx. £5769.75.

EPC

An EPC has been requested.

VAT

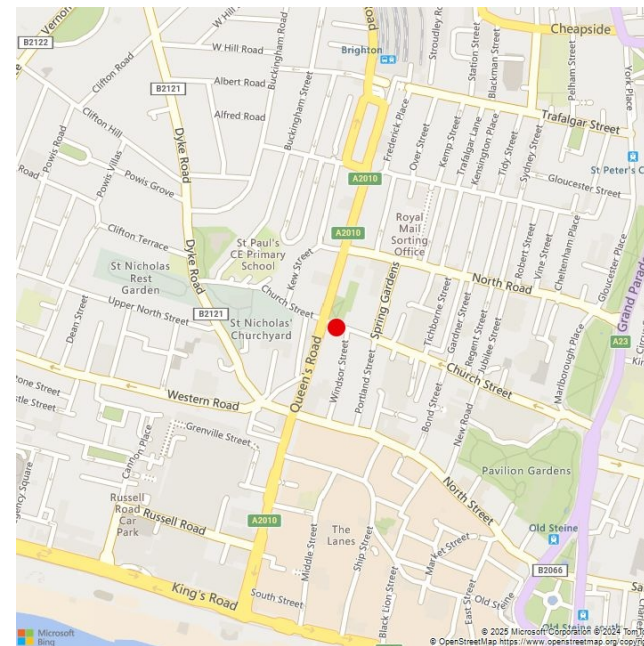
We are informed that VAT is applicable on the terms quoted.

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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