



**graves  
jenkins**  
PROPERTY PEOPLE

Brighton Commercial  
Coach House, 26 Marlborough Place  
Brighton, East Sussex BN1 1UB  
Telephone: **01273 70 10 70**

**To Let: Corner Retail Unit on Main Road**

203 Elm Grove, Brighton, BN2 3DA



A corner retail unit (formerly Ladbrokes) with basement storage and a useful forecourt, all available on new lease terms.

#### KEY FEATURES

- Corner Retail Unit with Basement
- Useful Forecourt
- Suit a Variety of Uses
- To Let
- 623 sq ft

[www.gravesjenkins.com](http://www.gravesjenkins.com)

Commercial Agency • Valuation • Surveys • Rating • Property Management • Landlord & Tenant



203 Elm Grove, Brighton, BN2 3DA

#### LOCATION

Situated to the corner of Elm Grove and Totland Road opposite the junction with Queens Park Road. Elm Grove is made up of a number of small retail parades serving the densely populated local residential area and links the main A270 Lewes Road to Warren Road and the residential area of Woodingdean.

Closeby is Brighton Racecourse, Dobbies Garden Centre and Brighton General Hospital.





203 Elm Grove, Brighton, BN2 3DA

PROPERTY DETAILS

Corner Shop unit  
with Basement  
Stores  
623 sq ft  
(57.88 m2)  
**To Let: £10,000 pa**

ACCOMMODATION

**Retail Premises.**

Gross Frontage to Elm Grove 18'

Return Window Frontage to Totland Road

Internal Width 17' 7"

Shop Depth 35' 5"

**Total Sales Area 623 sq ft / 58m2**

Recessed lighting and suspended ceiling, with rear door out to Fire Exit.

**Forecourt** - useful forecourt area the full width of the property.

**Basement.**

Room 8' 11' x 9' - 80 sq ft store/office.

Separate male/female wc accommodation.

LEASE

A new lease on offer for a term to be negotiated at a commencing rental of £10,000 per annum, exclusive.

RENT REVIEW

By negotiation.

REPAIRING LIABILITY

Effectively Full Repairing & Insuring by way of a service charge payment.

BUSINESS RATES

.

VAT

Vat maybe applicable on the rent quoted.

LEGAL FEES

Each party to be responsible for their own legal costs.

VIEWING ARRANGEMENTS

Strictly via prior appointment through sole agents Graves Jenkins

CONTACT



Phil Graves  
[graves@gravesjenkins.com](mailto:graves@gravesjenkins.com)



**graves  
jenkins**  
PROPERTY PEOPLE

Brighton Commercial  
Coach House, 26 Marlborough Place  
Brighton, East Sussex BN1 1UB  
Telephone: **01273 70 10 70**

203 Elm Grove, Brighton, BN2 3DA



Tom Slevin  
[slevin@gravesjenkins.com](mailto:slevin@gravesjenkins.com)



Toby Graves BBA  
[toby@gravesjenkins.com](mailto:toby@gravesjenkins.com)

---

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form any part of any contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

[www.gravesjenkins.com](http://www.gravesjenkins.com)

Commercial Agency • Valuation • Surveys • Rating • Property Management • Landlord & Tenant



graves  
jenkins  
PROPERTY PEOPLE

Brighton Commercial  
Coach House, 26 Marlborough Place  
Brighton, East Sussex BN1 1UB  
Telephone: **01273 70 10 70**

203 Elm Grove, Brighton, BN2 3DA



[www.gravesjenkins.com](http://www.gravesjenkins.com)

Commercial Agency • Valuation • Surveys • Rating • Property Management • Landlord & Tenant