



GARDIO  
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#mybrighton

**TO LET**

**RETAIL – 1,414 SQ FT (131.36 SQ M)**  
42 Market Street, Brighton, East Sussex, BN1 1HH

**SHW**

**MAKING  
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## Rent | Rent On Application

### LOCATION

The property is located in a highly prominent location on the corner of Market Street & Nile Street and close to Brighton Place and the New Hanningtons Lane development.

The Lanes shopping area is an established and popular commercial location characterised by predominantly small boutique style shops and restaurants.

Nearby occupiers include Castle Art Gallery, Lost in the Lanes, Cafe Nero, Sugardough, Pizza Express, Cass Art and Trevor Sorbie.

### DESCRIPTION

The property comprises a prominent corner unit which is arranged as ground floor sales with accessible WC.

At Basement level, there are Male & Female WCs and ancillary stores.

### ACCOMMODATION (NIA)

|              | SQ FT        | SQ M          |
|--------------|--------------|---------------|
| Ground Floor | 700          | 65.03         |
| Basement     | 714          | 66.33         |
| <b>TOTAL</b> | <b>1,414</b> | <b>131.36</b> |

### RENT

Rent On Application

### LEASE

Available by way of a new Full Repairing and insuring for terms to be agreed.

### RATES

We have been verbally informed by the local authority that the premises have a rateable value of £69,500

### VAT

VAT will be chargeable on the terms quoted.

### LEGAL COSTS

Each party is to be responsible for their own legal fees.

### EPC

The property has an EPC rating of C.

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

75 This is how energy efficient the building is.



VIEWINGS – 01273 876 200

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