

LARGE PRIME RETAIL UNIT - TO LET

1,000-5,000sq. ft (90-465sq. m)



Oakley

Your Sussex Property Expert



16-19 East Street, Brighton BN2 7HQ

- Prime retail unit
- Dual frontage to East Street & Bartholomews
- Class E uses considered
- Close to the Lanes & seafront
- Immediate occupation
- Space available from 1,000sqft with potential to add first floor trading area

TO LET

Commercial & Residential Property throughout Sussex

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LOCATION

Brighton is a vibrant and well-established retail location popular with the resident population and tourists alike. East Street forms part of the famous Lanes of Brighton with an eclectic mix of national and independent traders. Popular with the premium and lifestyle fashion brands, East Street has become an attractive destination location and connects the main central shopping area, the seafront with its popular promenade and the Pier and Brighton Eye attractions.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN2 7HQ.

DESCRIPTION

The premises comprise a ground and lower ground floor class E unit formerly occupied by GAP. Each floor is open plan with a passenger lift serving each floor. The ground floor has significant frontage to both East Street and Bartholomews to the rear. An additional retail area at first floor level may also be available by negotiation. The ground floor can be split into two units with or without the other floors. Internal photos of the current configuration and floor plans are overleaf. Neighbouring occupiers include Jones bootmaker, Reiss, Toni & Guy, All Saints and Dishoom.

Class E alternative uses will be considered.

ACCOMMODATION

The accommodation briefly comprises:

	SQ. FT	SQ.M
<i>Ground floor (1,348 ITZA)</i>	<i>1,715</i>	<i>159</i>
<i>Lower ground floor</i>	<i>1,545</i>	<i>143</i>
Total	3,260	302
First floor (optional)	1,517	141

USE / PLANNING

We understand the premises fall within Class E. The tenant is to make their own enquiries to ensure their use falls within this use class.

RENT

Offers are invited in the region of £125,000 per annum, for the ground and lower ground floors.

Offers are invited for other floor area combinations.

TENURE

A new full repairing and insuring lease or a term of 5 years or above subject to rent reviews at 5 yearly intervals.

BUSINESS RATES

To be assessed dependant on area taken.

ENERGY PERFORMANCE CERTIFICATE

EPC - B

LEGAL FEES

Each party is responsible for their own legal fees.

VIEWING ARRANGEMENTS

Strictly by appointment through letting agent, Oakley Property or Forge - CP our joint agents Adam Robinson - 020 719 09803 - adam@forge-cp.com

CONTACT



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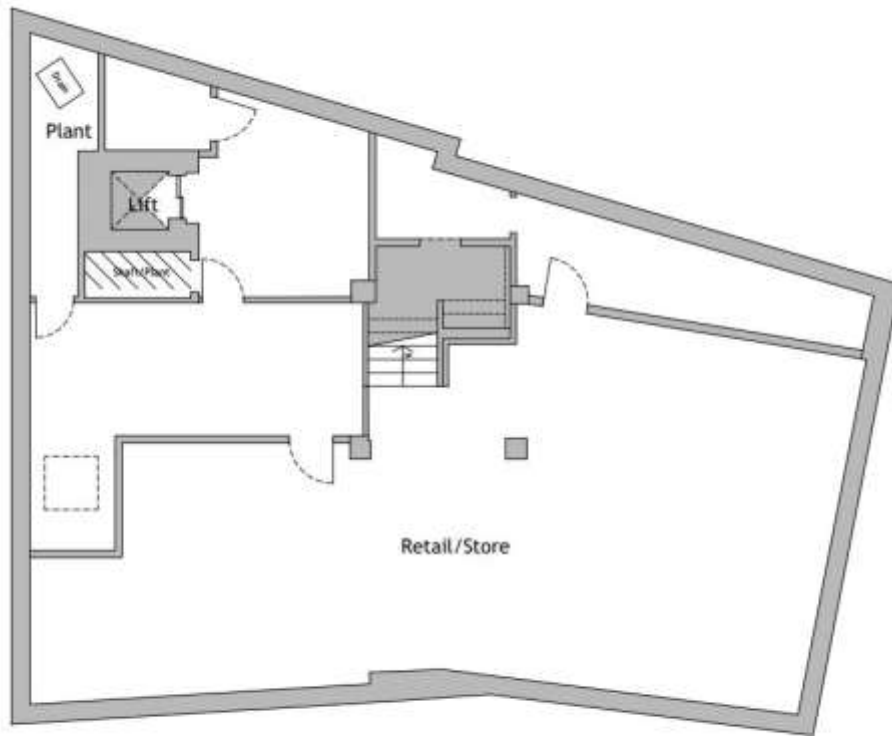
Main switchboard: 01273 688 882

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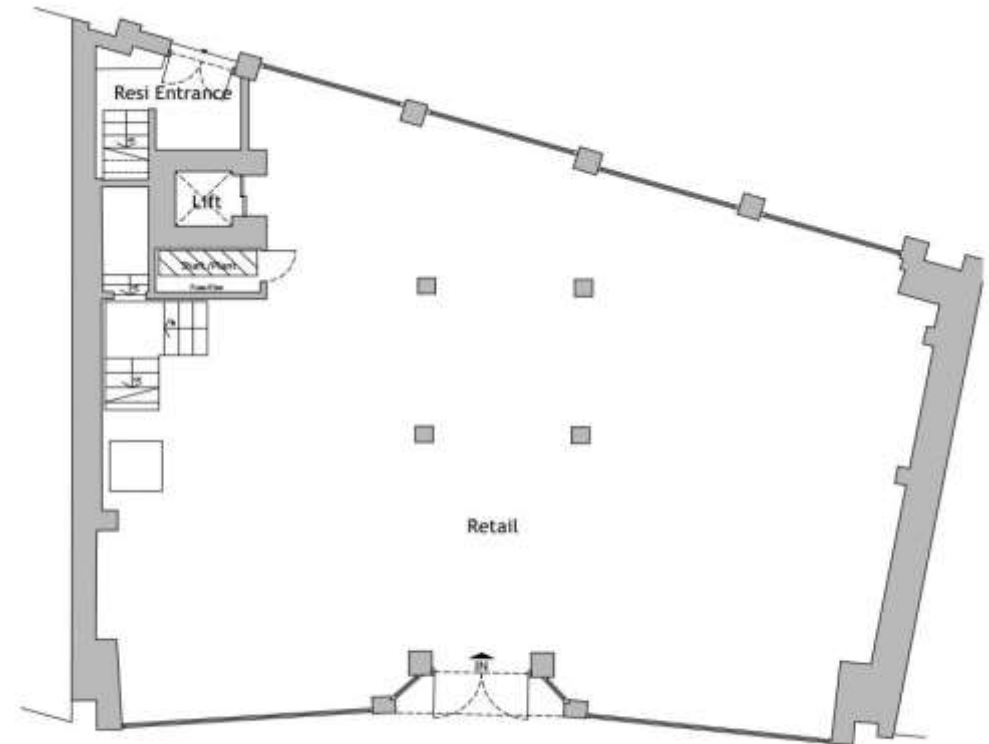
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-01 Basement Plan



+00 Ground Floor Plan

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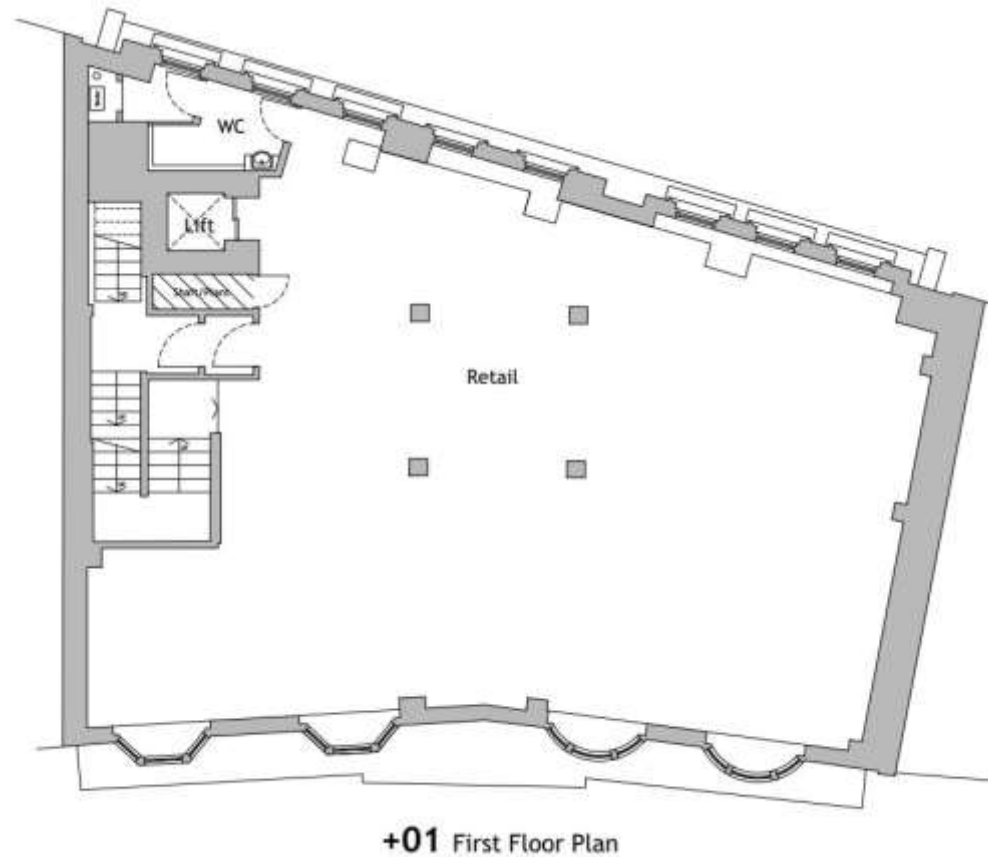
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