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Quotes
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TO LET

RETAIL – 594 SQ FT (55.18 SQ M)

40 Trafalgar Street, Brighton, East Sussex, BN1 4ED

DESCRIPTION

The property comprises ground floor retail, with ancillary basement, first and second floor areas. To the rear of the ground floor is an outside yard area and W/C.

LOCATION

The property is situated in an attractive position on Trafalgar Street and forms part of a small parade of shops. The property benefits from high levels of footfall at all hours, with close proximity to Brighton Station, a variety of large office buildings and Brighton Metropolitan Collage. Bus services as well as pay and display parking are a short walk away. Nearby occupiers include Mange Tout, Real Patisserie, Bread and Milk and The Prince Albert Public House.

AMENITIES / OPPORTUNITY

- Entire building
- Attractive retail premises
- North Laine location
- Close to Brighton Station

RENT

£15,000 per annum exclusive of VAT and any other outgoings.

RATES

The current Rateable Value of the property is £9,000.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

An EPC is being prepared and will be available shortly.

ACCOMMODATION (NET INTERNAL AREA)

| | SQ FT | SQ M |
|--------------|------------|--------------|
| Basement | 142 | 13.19 |
| Ground | 172 | 15.98 |
| First | 142 | 13.19 |
| Second | 138 | 12.82 |
| TOTAL | 594 | 55.18 |



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