

# GROUND FLOOR RETAIL UNIT TO LET

27 DUKE STREET BRIGHTON BN1 1AG



**TO LET**

- GROUND FLOOR LOCK UP SHOP
- SUITABLE FOR A VARIETY OF USES (STNC)
- CLASS E USE (STS)
- FORMER JEWELRY SHOP SEOL + GOLD
- ASSIGNMENT OF THE EXISTING LEASE
- PROMINANT LOCATION



## LOCATION

Brighton is located 22 miles (35 km) south of Crawley, 22 miles (35 km) west of Eastbourne and 14 miles (22 km) east of Worthing. The city has a resident population of 289,000.

27 Duke Street is located in a busy pedestrian thoroughfare with high footfall linking West Street Dukes Lane and Ship Street.

The Lanes are nearby as is Brighton Seafront which is a few minutes walk (300m) and Brighton station is 11 mins (0.4 miles). The Lanes car park in Black Lion Street (355 spaces), 3 mins (300m)

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

**BN1 1AG**



## DESCRIPTION

The property comprises a prominent ground floor open plan retail unit currently trading as a jewelers. Rear room & W.C.

## LEASE

An assignment of the existing lease dated 3rd October 2022 for a term of five years expiring 17th August 2027, without further review.

## RENT

£30,000 per annum exclusive.





## BUSINESS RATES

RV £22,750 UBR 49.9p (Apr 24/25).

Note: The 2024/25 Retail, Hospitality and Leisure Business Rates Relief scheme can provide eligible, occupied, retail and leisure properties with a 50% business rates relief.

## VAT

We are advised that VAT is not chargeable on the rental outgoings.



## PERMITTED USE

The Use Classes Order of 1st September 2020 was introduced to cover commercial, business and service uses. Use Class E includes A1 cafe & A3 restaurant use.

## ENERGY PERFORMANCE CERTIFICATE

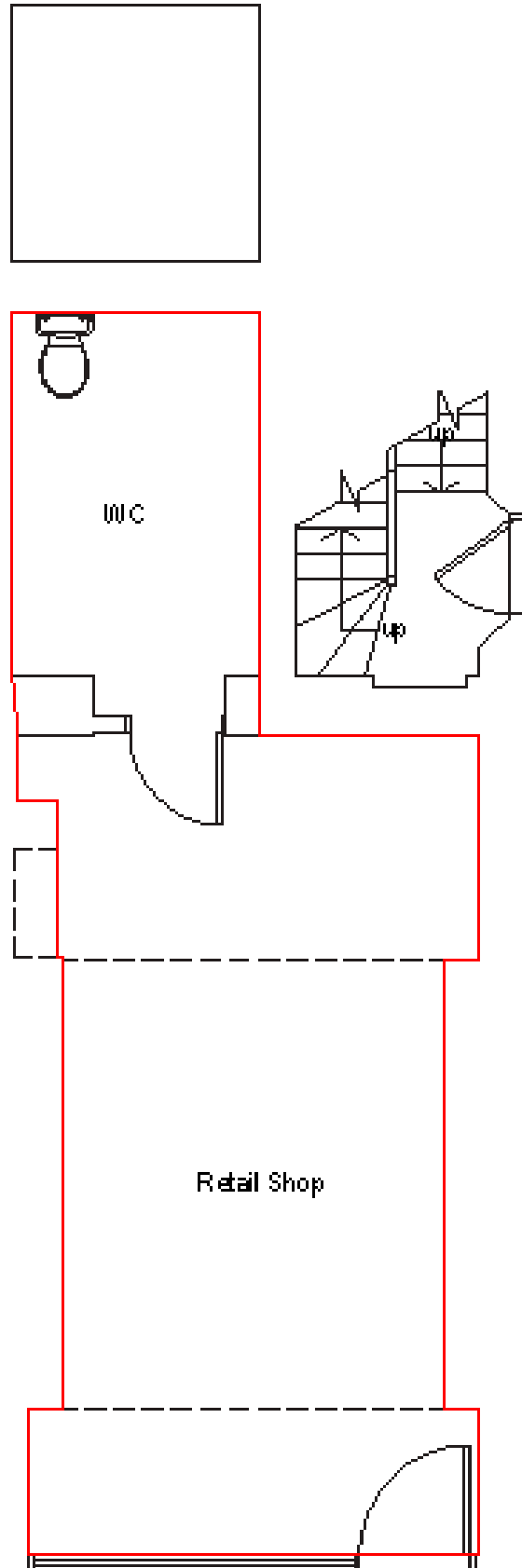
EPC Rating is E 111 valid until 16th September 2030



ACCOMODATION	SQ FT	SQ M
Ground Floor Area	327	30.3
WC	-	-
<b>Total</b>	<b>327</b>	<b>30.3</b>



# FLOOR PLAN



## VIEWINGS AND FURTHER INFORMATION



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