



## **Prime Retail Premises Lease Assignment**

**3b Kensington Gardens**  
Brighton, BN1 4AL

**Class E Retail / Leisure**

**TO LET**

**278 sq ft**  
(25.83 sq m)

- Prime location in the North Laine
- Pedestrianised commercial thoroughfare
- Glass frontage
- Timber flooring

# 3b Kensington Gardens, Brighton, BN1 4AL

## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 278 sq ft                          |
| Passing Rent   | £30,000 per annum                  |
| Premium        | £15,000                            |
| Rateable Value | £17,500                            |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | C (57)                             |

## Description

A rare opportunity to occupy this retail premises in the heart of the North Laine which would suit a variety of occupiers. Comprising of ground floor accommodation with sales area and rear storage space with sink and WC facilities. Timber flooring is throughout with LED lighting and glass frontage.

## Accommodation

The accommodation comprises the following areas:

| Name                             | sq ft      | sq m         |
|----------------------------------|------------|--------------|
| Ground - Ground Floor Sales Area | 256        | 23.78        |
| Ground - Rear Storage            | 22         | 2.04         |
| <b>Total</b>                     | <b>278</b> | <b>25.82</b> |

## Location

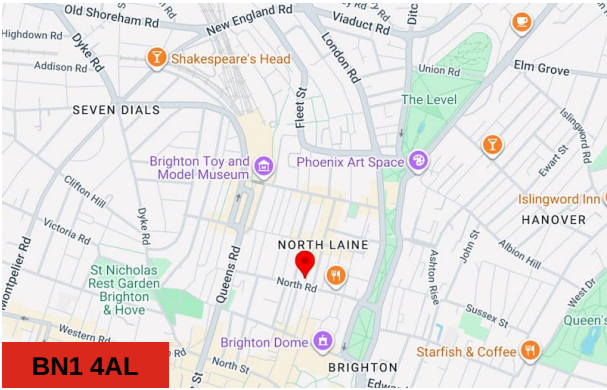
Situated in the heart of the North Laine area of Brighton within a pedestrianised commercial thoroughfare and being one of the premier trading locations within Brighton. Renowned for its quirky and specialist retailers, cafes, restaurants and bars, this area benefits from a high footfall at all times of the year but is enhanced over the weekends and holiday seasons by locals and tourists.

## Terms

The property is available by way of a lease assignment of the existing full repairing and insuring lease for a term of 10 years to August 2033. The passing rent is £30,000 per annum exclusive.

## Premium

£15,000



## Viewing & Further Information



**James Bryant**  
01273 267245  
jb@gsp.uk.com



**Erin Mann**  
01273 321 123  
em@gsp.uk.com