

KEMPTOWN RETAIL UNIT

Retail area 362 sq.ft (33.65 sq.m)



Oakley

Your Sussex Property Expert



**19 St Georges Road,
Brighton, BN2 1EB**

- New lease available
- Located in popular Kemptown location
- Proximity to St James's Street
- Small external courtyard
- Available from October 2026

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LOCATION

George Street is located between St James's Street and Edward Street, situated only a short walk away from the busy thoroughfare of St James's Street, where a wide variety of retail outlets and restaurants can be found, including Morrisons and Sainsburys, as well as a post office. The surrounding area is densely populated with close proximity to Brighton seafront. Kemptown is a successful trading location for multiple retailers and sole traders alike.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN2 1EB.

DESCRIPTION

The property is well located within the busy 'village like' feel of Kemptown. The retail unit benefits from an open plan retail area - which is carpeted throughout and presents well. The unit then steps up to a service area, and benefits from a store, kitchenette and WC to the rear. A small external courtyard is accessed at the rear of the property.

ACCOMMODATION

The accommodation briefly comprises:

	SQ.FT	SQ.M
Retail area	362	33.65

LEASE TERMS

The premises are available to let by way of a new lease on terms to be agreed.

RENT

£15,000 per annum exclusive.

VAT

VAT is not applicable on the rent.

USE / PLANNING

We understand the premises fall within the new use class (Sept 2020) 'E'. The tenant is to make their own enquiries to ensure their use falls within this use class.

BUSINESS RATES

The Rateable Value for the financial year 2026-2027 provided by the Valuation Office Agency www.voa.gov.uk is £10,750 for the property.

For more information on Rates Payable, and the various multipliers now available, please see: [Estimate your business rates - GOV.UK](https://www.gov.uk/guidance/estimate-your-business-rates)

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is E-123.

LEGAL FEES

Each party is responsible for their own legal fees.

ANTI MONEY LAUNDERING REGULATIONS 2017 (AML & KYC)

We are required by Law to undertake Know Your Client checks on all prospective tenants, to include ID and proof of address. Where a tenant is a company, we require company structure and checks on majority shareholders. Further information can be provided on request.

VIEWING ARRANGEMENTS

Strictly by appointment through sole letting agent, Oakley Property.



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