

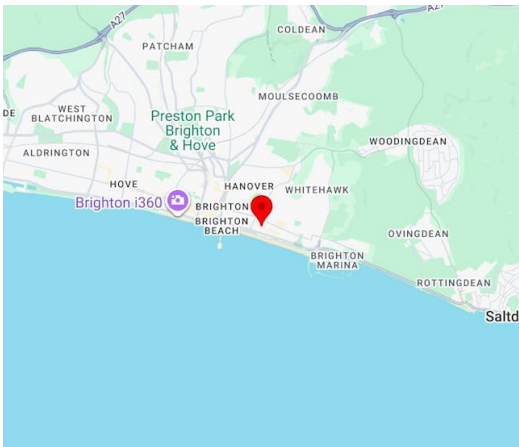
Brighton Kemptown
and Peacehaven



114a St. Georges Road, Brighton, BN2 1EA

Retail To Let | £18,500 per annum exclusive of rent VAT & all other
outgoings | 548 sq ft

REFURBISHED LOCK UP SHOP TO LET IN DESIRABLE KEMPTOWN LOCATION



Description

An attractive retail unit that retains some original shop front features from when the property previously traded as a local butchers. Arranged over ground floor & basement the space benefits from sales area & WC at ground floor with additional storage space/ office in the basement. Images provided have been produced by AI to produce an indicative space once works are complete following refurbishment. Please note that whilst there is a door to the rear of the unit leading to an outside space the unit does not have any right of access to this rear area.

Location

The property is situated on the souther side of St Georges Road, Kempdown. Considered a village type location on the edge of Brighton city centre this is a popular place to both reside & work with nearby occupiers including Sussex University Hospital, Brighton College, Cafe Rust, The Co-op. Open Bakery, Pizza Face, Kerfuffle & Bell & Fox. Sussex square is a short distance to the east whilst further in that direction is Brighton Marina whilst the seafront & main A259 Coast road is situated a short distance to the south.

Accommodation

Name	sq ft	sq m
Ground - Shop	260	24.15
Basement - Storage	288	26.76
Total	548	50.91

Terms

Available by way of a new effective full repairing & insuring lease by way of service charge for a minimum term of 5 years.

AML

Please note AML searches will be required on parties taking a lease & these will be charged at a cost of £50 per person plus VAT

Summary

- Rent: £18,500 per annum per annum exclusive of rent VAT & all other outgoings
- Business rates: TBA however we anticipate that the space will qualify for 100% small business rate relief.
- Service charge: A service charge will be payable based on a fair proportion of costs to the building.
- VAT: Not applicable
- Legal fees: Incoming tenant to make a contribution of £1500 plus VAT towards the landlords legal costs. An unconditional undertaking to be provided before issue of papers.
- EPC: B (40)
- Lease: New Lease
- Terms: 5 years

Further information

- [View details on our website](#)
- [View Microsite](#)

Contact & Viewings



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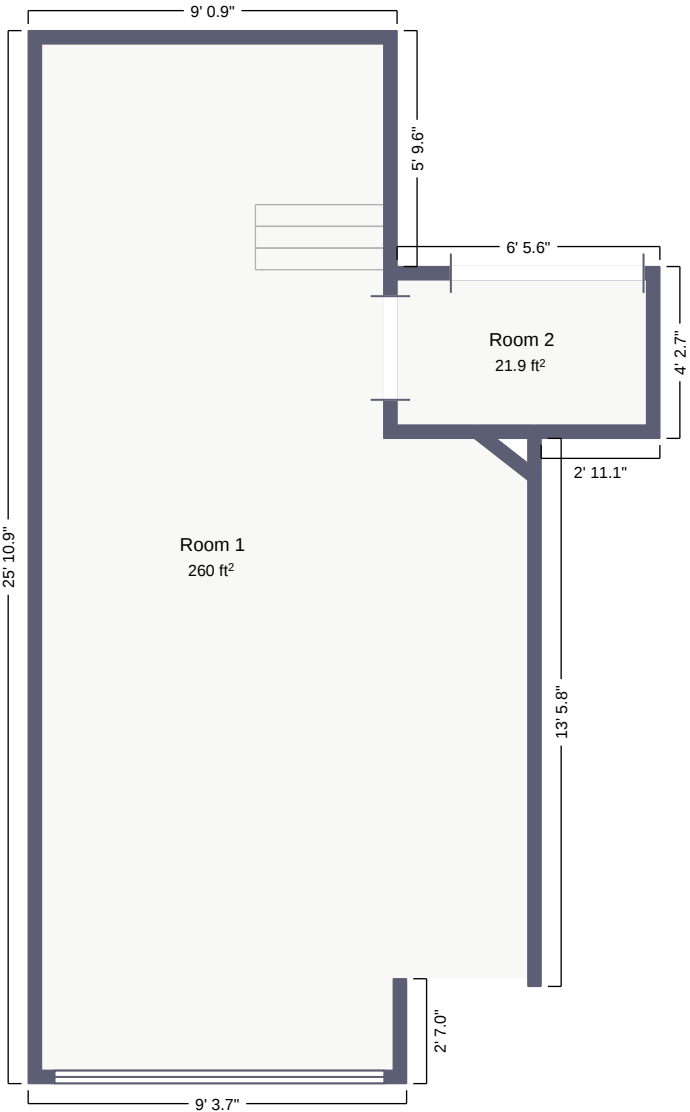


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Floorplan

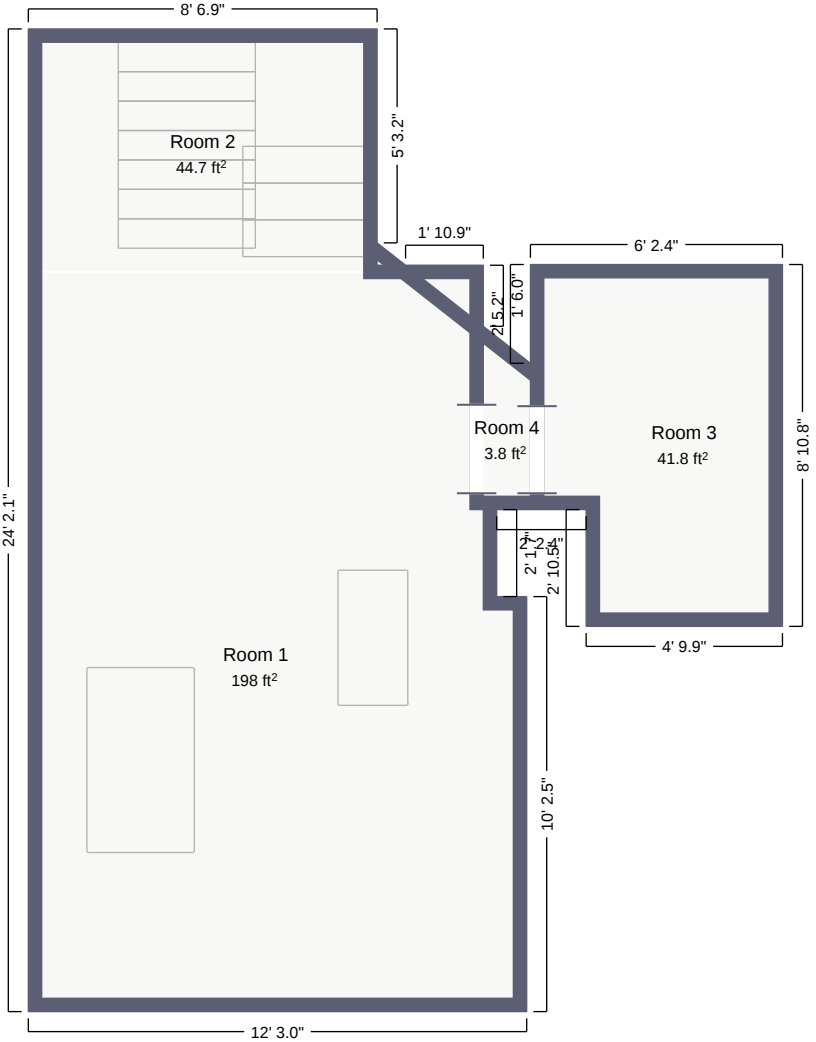
Approximately 310 ft² total



3 ft

Floorplan

Approximately 323 ft² total



3 ft